

FILED

2025 SEP 11 AM 11:12

8526 ROYAL STAR ROAD
ROWLETT, TX 75089

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

00000010553147

BY AK DEPUTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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 September 29, 2022 and recorded in Document INSTRUMENT NO. 202200259597 real property records of DALLAS County, Texas, with ALI KUCUKCOLAK AND SPOUSE, EMINE ULU, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALI KUCUKCOLAK AND SPOUSE, EMINE ULU, securing the payment of the indebtednesses in the original principal amount of \$522,491.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, 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

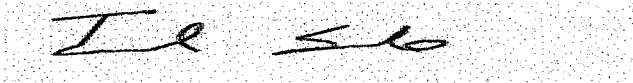


8526 ROYAL STAR ROAD
ROWLETT, TX 75089

00000010553147

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

8526 ROYAL STAR ROAD
ROWLETT, TX 75089

00000010553147

00000010553147

DALLAS

EXHIBIT "A"

LOT 3, IN BLOCK I, OF MAGNOLIA LANDING PHASE TWO, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CLERK'S FILE NO. 202100217334, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

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.

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

LOT 25, IN BLOCK F OF LAKE VALLEY ESTATES, PHASE II, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201100119349 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Commonly known as: **8202 Lake Valley Ct., Rowlett, TX 75089.**

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust, as executed by Jose Moreno Vega and Jennifer Molano on August 7th, 2024 and recorded in the real property records of Dallas County, Texas on August 9th, 2024 as document number 202400159885, the current beneficiary being Gale Force Securities, LLC and Got Your Number 6, LLC who's mailing address is 3025 Yale Drive, Flower Mound, TX 75022 in the original principal amount of \$475,000.00.

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

Date: October 7th, 2025

Time: The sale will begin no earlier than 10:00am or no later than three hours thereafter. The sale will be completed by no later than 1:00 P.M.

Place: The front steps of the Dallas County Courthouse; or any other area designated by the 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 Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or

rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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

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

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

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

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

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

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

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jose Moreno Vega and Jennifer Molano.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to: (a) the promissory note in the original principal amount of \$475,000.00, executed by Jose Moreno Vega and Jennifer Molano, and payable to the order of Gale Force Securities, LLC and Got Your Number 6, LLC; (b) all renewals and extensions of the note;

(c) any and all present and future indebtedness of Jose Moreno Vega and Jennifer Molano to Gale Force Securities, LLC and Got Your Number 6, LLC is the current holder of the Obligations and is the beneficiary under the assignment of the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Ryan Daniel of Ryan Daniel, Attorney at Law, PLLC, located at 1525 US Hwy 380, Suite 500, #102, Frisco, Texas 75033, 469-688-0621, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.

Signed: _____

Ryan Daniel

Sent Via First Class Regular Mail
and Certified Mail Return
Receipt Requested

Ryan Daniel, Attorney at Law PLLC
As Substitute Trustee

Substitute Trustee Address and Phone Number:
1525 US Hwy 380, Suite 500 #102
Frisco, Texas 75033
ryan@ryandaniellaw.com

CMRRR#:

921489 026089500 2919871

This notice has been sent to all obligors and all their addresses on file via certified and regular mail from:

Ryan Daniel, Attorney at Law PLLC
1525 US Hwy 380, Suite 500 #102
Frisco, Texas 75033
ryan@ryandaniellaw.com

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.



August 25, 2025

Via first class mail, certified mail, and email

Mr. Jose Moreno Vega and Mrs. Jennifer Molano
8202 Lake Valley Court
Rowlett, TX 75089

Mr. Juan Burgos
100 North Central Expressway Suite 503
Richardson, TX 75080
burgoscolberg1@burgoslegal.com

Re:

**DEMAND FOR REPAYMENT AND
NOTICE OF INTENT TO ACCELERATE MATURITY**

Property: 8202 Lake Valley Ct., Rowlett, Texas, 75089

Deed of Trust (hereafter "Deed of Trust")

Grantors: Jose Moreno Vega and Jennifer Molano

Lenders: Gale Force Securities, LLC and Got Your Number 6, LLC

Trustee: Law Offices of T. Alan Ceshker, PC

Substitute Trustee: Ryan Daniel, Attorney at Law, PLLC

Recorded in: Document Number 201100119349 of the Real Property Records of Dallas County, Texas

Secures: Promissory Note (hereafter "Note") dated August 7th, 2024 with an original principal amount of \$475,000.00, executed by Jose Moreno Vega and Jennifer Molano and due to the order of Gale Force Securities, LLC and Got Your Number 6, LLC ("the Note").

Dear Mr. Moreno Vega and Mrs. Molano and Mr. Burgos:

Our firm represents Gale Force Securities, LLC and Got Your Number 6, LLC, the Mortgagees, in connection with your indebtedness owed on the Note executed by you, dated August 7th, 2024, payable to the order of Gale Force Securities, LLC and Got Your Number 6, LLC, in the original principal amount of \$475,000.00.

Jose Moreno Vega and Jennifer Molano, the Mortgagors, are delinquent in the payment of amounts due under the Note and such delinquency constitutes a default according to the terms of the Note. Mortgagors and any other party obligated on the Note are given notice according to applicable state law that Mortgagors' failure to pay the amount due constitutes a monetary default under the terms of the Note and the Deed of Trust. These past-due installments shall accrue interest in accordance with the terms of the Note until paid.

Demand is hereby made for payment in full of all past-due amounts plus all lawfully accrued and unpaid interest and reasonable attorney's fees incurred in collecting these amounts, as permitted under the Note and/or mortgage on or before September 15th, 2025 by cashier's check at the offices of Ryan Daniel, Attorney at Law, PLLC attention: Polaris Management, or by wire transfer in accordance with the instructions that can be provided upon request.

The total past due amount required to be paid to avoid acceleration and foreclosure is \$17,616.25. This amount includes past due mortgage payments of \$15,166.25 and \$2,450.00 in attorney fees.

Notice of Intent to Accelerate: The Loan Documents executed by Mortgagors provide that upon default in the punctual payment of the installments due on the Note, the unpaid principal balance of the Note may be accelerated at the option of the Mortgagees. You are notified that if the unpaid balance due on the past-due installments, interest on the past-due installments, and reasonable attorney's fees incurred by Mortgagees are not paid before September 15th, 2025, Mortgagees intend to accelerate the maturity of the indebtedness and to declare the entire unpaid principal along with all unpaid accrued interest to be immediately due and payable. Mortgagees further intend to enforce payment of all amounts due by exercising some or all of the rights and remedies available under the law and under the

Loan Documents including, but not necessarily limited to, commencement of nonjudicial foreclosure of the liens securing the debt.

If any party receiving this letter is a party to a bankruptcy proceeding under Chapter 11, please consider this letter a notice of default under the Note in compliance with the Loan Documents and applicable law, and not an attempt at debt collection in violation of the United States Bankruptcy Code. Mortgagees will assert all claims against any party the subject of a bankruptcy proceeding in accordance with the United States Bankruptcy Code. In addition, all claims by Mortgagees with regard to all Loan Documents are intended to comply in every respect with all applicable usury laws and are limited to avoid violation of the same.

Nothing in this letter shall constitute a waiver of the other rights and remedies held by the Mortgagees, or preclude any default or event of default, or constitute an election of remedies with respect to the Loan Document.

No communications Mortgagors have had or may have with Mortgagees shall constitute a waiver of the other rights and remedies held by the Mortgagees, or preclude any default or event of default, or constitute an election of remedies with respect to the Loan Document. In addition, no communications with Mortgagees will constitute a waiver of deficiency, agreed foreclosure, or any consent to nonpayment. Mortgagors and Mortgagees do not currently have any modifications, extensions, renewals, or settlement agreements with regard to the Note and deed of trust, except as stated in this letter.

Mortgagors may contact Ryan Daniel, Attorney at Law, PLLC at the firm's address to obtain a complete statement and to arrange for payment of this debt. If Mortgagors or Mortgagors' attorney have any questions, do not hesitate to contact our firm.

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.

The name of your creditor and amount of debt are set forth above. Unless, within thirty days after your receipt of this notice, you dispute the validity of the debt or any portion thereof, we will assume the debt to be valid.

If within that thirty-day period, you notify us in writing that the debt or any portion thereof is disputed, we will obtain a verification of the debt or a copy of a judgment, if any, and we will mail to you a copy of such verification or judgment.

If the original creditor is different from the creditor named above, then upon your written request within the same thirty-day period we will provide you with the name and address of the original creditor.

**WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE.**

Sincerely,

RYAN DANIEL LAW PLLC

By: /s/ Ryan Daniel

Ryan Daniel

Texas Bar No.

ryan@ryandaniellaw.com

1525 US Hwy 380 Suite 500 #102

Frisco, TX 75034

Telephone: (469) 688-0621

cc: Juan Burgos

ATTORNEY OR PARTY OF CASE SERVING THESE DOCUMENTS:

Ryan Daniel
 Ryan Daniel Attorney At Law, PLLC
 Telephone: (469) 688-0621
 Email: ryan@ryandaniellaw.com

FOR COURT USE ONLY

PROOF OF SERVICE BY FIRST-CLASS MAIL

1. I am over 18 years of age and **not a party to this action**. I am a resident of or employed in the county where the mailing took place.
2. My residence or business address is:
 Edex Information Systems, Inc.
 255 New York Ranch Road, Suite # F
 Jackson, CA 95642
3. On (date) 08/26/2025 the following documents were served from (city & state): Jackson, California
 1. 20 DAY LETTER TO JOSE MORENO VEGA - JENNIFER MOLANO AND ATTY

CASE NUMBER/S:

☐

Continued on the Attachment of Served Documents (form EDEXISPOS_D)

4. The documents listed above were enclosed in a sealed envelope or package addressed to the persons listed in 5 (below). The sealed envelope or package was then placed for collection and mailing following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
5. The names and addresses of each person to whom I mailed the documents:
 1. Jose Moreno Vega And Jennifer Molano [Certified Mail Return Receipt Elect]
 8202 Lake Valley Ct Rowlett, TX 75089
 2. Jose Moreno Vega And Jennifer Molano
 8202 Lake Valley Ct Rowlett, TX 75089

☐

Continued on the Attachment of Served Parties (form EDEXISPOS_P)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signature Date: 08/26/2025

Charles Bowen

(Name of person completing this form)

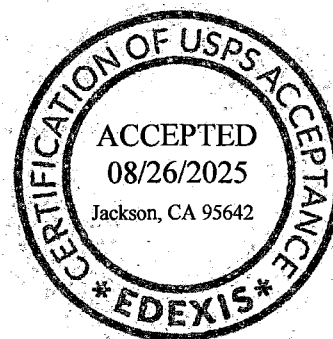


(Signature of person completing this form)

CERTIFIED MAIL ACCEPTANCE RECEIPT

EDEX Information Systems Inc. / 209-223-3451 / edexis.com

The US Postal Service accepted this mailing at the time shown in the certification seal at right. EDEXIS has stored this USPS acceptance data for your records. You may verify this data by scanning the QR code or visiting the USPS website shown below:



USPS TRACKING#

9214 8902 6089 5002 4383 61

For tracking history, scan the QR code to the right or click on the website address below:

<https://edexis.com/tracking.htm?spk=002370418&did=4709549>

Access the official USPS tracking webpage to add tracking notifications by clicking on the website address below:

https://tools.usps.com/go/TrackConfirmAction?qt_c_tLabels1=9214890260895002438361



Sender (from):

Ryan Daniel Attorney At Law, PLLC
1525 US Hwy 380, STE 500 #102
Frisco, TX 75033

EDEXIS OrderID: 2370418

Return Receipt (Electronic): YES

Acceptance Date: 08/26/2025

USPS Post Office: Jackson CA 95642

Recipient (sent to):

Jose Moreno Vega And Jennifer Molano
8202 Lake Valley Ct
Rowlett, TX 75089

First Class Letter

Certification of US Postal Service Acceptance

We hereby certify the United States Postal Service accepted this mailing from EDEXIS at the time shown in the certification seal above.

COMPLIANCE STATEMENT: EDEXIS is a neutral, third-party document printing and mailing service for the legal and medical industry in the United States. We are not a party to any matter or action related to the Sender or Reciever of this mailing.

We confirm USPS acceptance by requiring each Certified Mail barcode is electronically scanned by a postal service employee in our presence when we deposit mail at a US Post Office. We further confirm acceptance by later verifying each Certified Mail tracking number we produce shows an acceptance scan in the USPS tracking data we receive electronically from the postal service. For questions about this mailing, please email support@edexis.com and provide the order number and tracking number shown above.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 02/07/2023
Grantor(s): BLAKE THOMAS MCCRAW, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$300,000.00
Recording Information: Instrument 202300023837
Property County: Dallas
Property: (See Attached Exhibit "A")
Reported Address: 8105 COURAGEOUS DR, ROWLETT, TX 75089

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of October, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court.

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

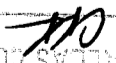
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

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

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

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

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

BY  DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2025 SEP 11 AM 11:06

FILED

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

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

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

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

Certificate of Posting

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

By: _____

Exhibit "A"

LOT EIGHT (8) IN BLOCK (9) OF SPINNAKER COVE, AN ADDITION TO THE CITY OF ROWLETT, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 84126, PAGE 1947 OF THE MAP/PLAT RECORDS OF THE DALLAS COUNTY, TEXAS. PARCEL NUMBER 44021700090080000

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