

FILED

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

2025 AUG 12 AM 11:16

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY MH DEPUTY

1. Property To Be Sold. The property to be sold is described as follows:
See **Exhibit A** attached hereto and made a part hereof as if copied herein verbatim.

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

Date: Tuesday, September 2, 2025

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the North Side of the George Allen Courts Building in Dallas, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

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. Such reposting or refiling may be after the date originally scheduled for this sale.

3. 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 cash on the date the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. 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.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to 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 condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute 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 sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. 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.

4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust, Security Agreement and Financing Statement executed NamHawk LLC, dated September 16, 2021, and recorded in Document Number 202100287511 of the Official Public Records of Dallas County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$6,700,000.00 executed by NamHawk LLC payable to the order of BancorpSouth Bank (collectively the "Obligation"). Cadence Bank is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: August 11, 2024.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolson.com

EXHIBIT A

TRACT 1:

BEING A TRACT OF LAND IN THE ALEX W. PERRY SURVEY, ABSTRACT NO. 1147 AND THE B.B.B. & C. R.R. SURVEY, ABSTRACT NO. 212, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTH BROADWAY (A 40' R.O.W.), AND THE NORTH LINE OF JACKSON ROAD (A 60' R.O.W.);

THENCE, ALONG SAID SOUTHWEST LINE OF NORTH BROADWAY, NORTH 39 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 308.68 FEET A FOUND 1/2" IRON ROD AT THE POINT OF BEGINNING;

THENCE, SOUTH 51 DEGREES 20 MINUTES 21 SECONDS WEST, A DISTANCE OF 332.99 FEET TO A FOUND 1/2" IRON ROD FOR CORNER IN THE NORTHEAST LINE OF NORTH I.H. 35-E, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 26 MINUTES 38 SECONDS, A RADIUS OF 6022.00 FEET, A CHORD BEARING OF NORTH 38 DEGREES 32 MINUTES 34 SECONDS WEST AND A CHORD LENGTH OF 151.75 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT AND ALONG SAID NORTHEAST LINE OF NORTH I.H. 35-E, A DISTANCE OF 151.76 FEET TO A POINT FOR CORNER;

THENCE, CONTINUING ALONG SAID NORTHEAST LINE OF NORTH I.H. 35-E, NORTH 39 DEGREES 15 MINUTES 53 SECONDS WEST, A DISTANCE OF 1176.58 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF A TXDOT RIGHT OF WAY;

THENCE, ALONG SAID SOUTH LINE OF SAID TXDOT RIGHT OF WAY, NORTH 58 DEGREES 25 MINUTES 47 SECONDS EAST, A DISTANCE OF 101.00 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF SAID TXDOT RIGHT OF WAY;

THENCE ALONG THE EAST LINE OF SAID TXDOT RIGHT OF WAY, NORTH 38 DEGREES 51 MINUTES 02 SECONDS WEST, A DISTANCE OF 128.12 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF A TXDOT RIGHT OF WAY;

THENCE, ALONG THE EAST LINE OF SAID TXDOT R.O.W. NORTH 49 DEGREES 58 MINUTES 51 SECONDS WEST, A DISTANCE OF 143.74 FEET TO A POINT FOR CORNER AT BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS HAVING A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 13 SECONDS, A RADIUS OF 949.00 FEET, A CHORD BEARING OF NORTH 51 DEGREES 22 MINUTES 12 SECONDS EAST AND A CHORD LENGTH OF 47.26 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF SAID R.O.W. OF SAID N. BROADWAY;

THENCE, ALONG THE SOUTHWEST LINE OF NORTH BROADWAY SOUTH 39 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 997.91 FEET TO A SET 1/2" IRON ROD FOR CORNER;

THENCE SOUTH 50 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.50 FEET TO A SET 1/2" IRON ROD FOR CORNER;

THENCE SOUTH 39 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.31 FEET TO A SET 1/2" IRON ROD FOR CORNER;

THENCE NORTH 50 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.50 FEET TO A FOUND 1/2" IRON ROD FOR CORNER, SAID CORNER BEING IN THE SOUTHWEST LINE OF NORTH BROADWAY;

THENCE SOUTH 39 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 670.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 421,263 SQUARE FEET OR 9.6709 ACRES, MORE OR LESS.

A PORTION THEREOF NOW PLATTED AS

LOT 1, BLOCK A, OF CARROLLTON GATEWAY, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER DOC. NO. 2020-363724, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS.

TRACT 2:

INCLUDING A TRACT OF LAND IN THE ALEX W. PERRY SURVEY, ABSTRACT NO. 1147 AND THE B.B.B. & C. R.R. SURVEY, ABSTRACT NO. 212, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, METROCEL BROADWAY ADDITION, AS RECORDED IN VOLUME 94102, PAGE 2065, PLAT RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTH BROADWAY (A 40' R.O.W.), AND THE NORTH LINE OF JACKSON ROAD (A 60' R.O.W.)

THENCE, ALONG SAID SOUTHWEST LINE OF NORTH BROADWAY, NORTH 39 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 2107.52 FEET A SET 1/2" IRON ROD AT THE POINT OF BEGINNING;

THENCE, ALONG THE SOUTHWEST LINE OF NORTH BROADWAY SOUTH 39 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 250.70 FEET TO A FOUND 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1051.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 34 MINUTES 36 SECONDS;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 47.27 FEET TO A POINT FOR CORNER;

THENCE SOUTH 49 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 197.63 FEET TO A POINT FOR CORNER;

THENCE NORTH 84 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 63.21 FEET TO A POINT FOR CORNER;

THENCE NORTH 38 DEGREES 30 MINUTES 55 SECONDS WEST, A DISTANCE OF 152.57 FEET TO A POINT FOR CORNER;

THENCE NORTH 55 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 185.97 FEET TO A FOUND 1/2" IRON ROD FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ROSS D. AND ALICIA P. WASHAM, AS RECORDED IN VOLUME 78007, PAGE 611, AND VOLUME 542, PAGE 1043, D.R.D.C.T.;

THENCE NORTH 39 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 153.26 FEET TO A SET 1/2" IRON ROD FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF A 0.528 ACRE TRACT OF LAND CALLED "TRACT 11" OF THE ALEX W. PERRY SURVEY;

THENCE NORTH 55 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 84.95 FEET TO A SET 1/2" IRON ROD FOR CORNER;

THENCE SOUTH 39 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 76.65 FEET TO A SET 1/2" IRON ROD FOR CORNER;

THENCE NORTH 55 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 66420.20 SQUARE FEET OR 1.5248 ACRES OF LAND, MORE OR LESS.

FILED

Notice of Foreclosure Sale

2025 AUG 11 PM 2:16

August 11, 2025

Deed of Trust ("Deed of Trust"):

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Dated: November 10, 2015

Grantor: Julio Narvaez and Margarita Morales

Trustee: J. Mark Riebe

Lender: Texas Bank Financial dba Texas Bank Mortgage Co.

Recorded in: Instrument No. 201600014544 of the real property records of Dallas County, Texas

Legal Description: Lot 8, in Block 2 of CARROLLTON DOWNS ADDITION NO. 3, an Addition to the City of Carrollton, Dallas County, Texas, according to the Map thereof recorded in Volume 264, Page 1263 of the Plat Records of Dallas County, Texas

Property Address: 2106 Valleywood Dr, Carrollton, Texas 75006

Secures: Promissory Note ("Note") in the original principal amount of \$122,850.00, executed by Julio Narvaez and Margarita Morales ("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

Nominee for Lender/
Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS")

Nominee for Lender/
Beneficiary's Address: P.O. Box 2026, Flint, MI, 48501

Foreclosure Sale:

Date: Tuesday, September 2, 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.

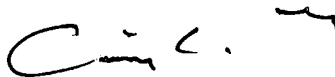
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 NOMINEE FOR LENDER/ BENEFICIARY.



Craig C. Lesok
Attorney for Lender
SBOT No. 24027446



Craig C. Lesok
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9993
Telecopier (817) 882-9993

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/11/2023	Grantor(s)/Mortgagor(s): CORE LOGIC LLC
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOMEXPRESS MORTGAGE CORP, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: CITIBANK, N.A., not in its individual capacity but solely as Trustee for Morgan Stanley Residential Mortgage Loan Trust 2024-NQM1
Recorded in: Volume: N/A Page: N/A Instrument No: 202300208975	Property County: DALLAS
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 9/2/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 20, IN BLOCK 6, OF HOLIDAY PARK ADDITION FIFTH SECTION, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 94, PAGE 1987, PLAT RECORDS, DALLAS COUNTY, TEXAS.

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

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

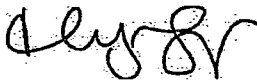
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

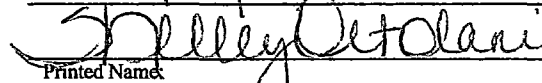
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A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

Dated: 8/8/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 8/10/2025



Printed Name

Shelley Ortolani

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

MH File Number: TX-25-121889-POS
Loan Type: Business Purpose Loan

2025 AUG 11 PM 1:13
JOHN E. WATSON
COUNTY CLERK
DALLAS COUNTY
BY _____