

FILED

**NOTICE OF SUBSTITUTE TRUSTEE
AND TRUSTEE'S SALE**

2025 AUG -8 PM 3:55

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY My DEPUTY

Date: August 1, 2025

Substitute Trustee: John H. Carney

Substitute Trustee's Address: John H. Carney & Associates
6121 Preston Haven Drive
Dallas, Texas 75230
214-549-0555
Email: jhcblue@gmail.com

Mortgagee: Topletz Investments

Note: Note dated March 28, 2019, in the original principal amount of \$ 66,857.00

Deed of Trust

Date: March 28, 2019

Grantor: Quentin McFail

Mortgagee: Topletz Investment

Recording information: Instrument No. MA4017 of the Official Public
Records of Dallas County, Texas

Property: 4017 S.Marsails Ave., Dallas, TX 75216, with a legal description of
Lot 3, Block 5/6003, of SOUTH MARSALIS PARK, an Addition to the City of
Dallas County, Texas, according to the Map thereof recorded in Volume 8, Page 419, of
Map Records of Dallas, Dallas County, Texas.

County: Dallas County, Texas

Date of Sale: First Tuesday of September, being September 02, 2025

Time of Sale: 10:00 a.m. - 1:00 p.m. on September 02, 2025

Place of Sale: North Main Door of the Dallas County Courthouse,
600 Commerce Street, Dallas, Texas

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.

Sales Terms: Cash or first party cashier's checks only; minimum bid increments of a minimum of \$500.00.

The Substitute Trustee will provide a Substitute Trustee's Deed not sooner than 10 days from sale for payment with cashier's checks, after collection of good funds.

Any further contact concerning this matter should be referred directly to the undersigned.

Sincerely,

John H. Carney
JOHN H. CARNEY

JHC/mw

(Acknowledgement)

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

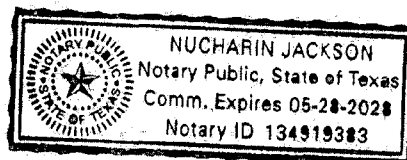
On this personally appeared before me John H Carney, in the capacity stated therein, to me known to be the individual(s) described herein above and who executed the foregoing instrument, and acknowledged that he signed and acknowledged the same.

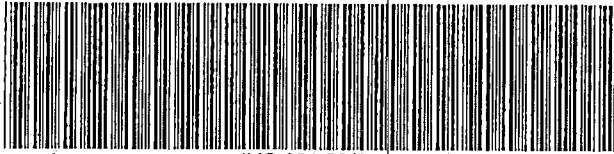
GIVEN under my hand and official seal on this date of August 08th, 2025,

NOTARY PUBLIC in and for the State of Texas

Notary Public, State of Texas

Notary Signature





VG-364-2025-202500166472

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500166472

Real Property Recordings

Recorded On: August 08, 2025 03:47 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500166472
Receipt Number: 20250808000804
Recorded Date/Time: August 08, 2025 03:47 PM
User: Marija H
Station: Cc138

Record and Return To:

JOHN H CARNEY & ASSOCIATES
6121 PRESTON HAVEN DR

DALLAS TX 75230



STATE OF TEXAS
Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

**NOTICE OF SUBSTITUTE TRUSTEE
AND TRUSTEE'S SALE**

FILED
2025 AUG -8 PM 3:55

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MY DEPUTY

Date: August 1, 2025

Substitute Trustee: John H. Carney

Substitute Trustee's Address: John H. Carney & Associates
6121 Preston Haven Drive
Dallas, Texas 75230
214-549-0555
Email: jhcblue@gmail.com

Mortgagee: Topletz Investments

Note: Note dated September 05, 2019, in the original principal amount of \$100,688.00

Deed of Trust

Date: September 05, 2019

Grantor: Marcus Mumphrey

Mortgagee: Topletz Investment

Recording information: Instrument No. ST4614 of the Official Public
Records of Dallas County, Texas

Property: 4614 Stokes St., Dallas, TX 75216, with a legal description of

Lot 2-C, Block 4/7641, of HINES ADDITION, the City of Dallas, Dallas
County, Texas, and also being known as 4614 Stokes Street, Dallas, Texas.

County: Dallas County, Texas

Date of Sale: First Tuesday of September, being September 02, 2025

Time of Sale: 10:00 a.m. - 1:00 p.m. on September 02, 2025

Place of Sale: North Main Door of the Dallas County Courthouse,
600 Commerce Street, Dallas, Texas

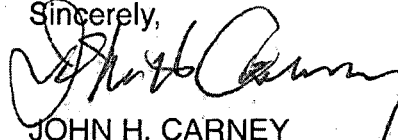
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

Sales Terms: Cash or first party cashier's checks only, minimum bid increments of a minimum of \$500.00.

The Substitute Trustee will provide a Substitute Trustee's Deed not sooner than 10 days from sale for payment with cashier's checks, after collection of good funds.

Any further contact concerning this matter should be referred directly to the undersigned.

Sincerely,


JOHN H. CARNEY

JHC/mw

(Acknowledgement)

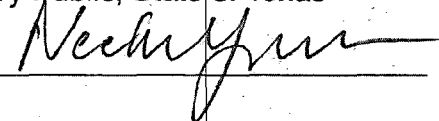
STATE OF TEXAS §
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COUNTY OF DALLAS §

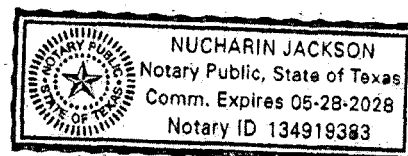
On this personally appeared before me John H Carney, in the capacity stated therein, to me known to be the individual(s) described herein above and who executed the foregoing instrument, and acknowledged that he signed and acknowledged the same.

GIVEN under my hand and official seal on this date of August 08th, 2025,

NOTARY PUBLIC in and for the State of Texas

Notary Public, State of Texas







VG-364-2025-202500166473

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500166473

Real Property Recordings

Recorded On: August 08, 2025 03:47 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500166473
Receipt Number: 20250808000804
Recorded Date/Time: August 08, 2025 03:47 PM
User: Marija H
Station: Cc138

Record and Return To:

JOHN H CARNEY & ASSOCIATES
6121 PRESTON HAVEN DR

DALLAS TX 75230



STATE OF TEXAS

Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

**NOTICE OF SUBSTITUTE TRUSTEE
AND TRUSTEE'S SALE**

2025 AUG -8 PM 3:54

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY MY DEPUTY

Date: August 1, 2025

Substitute Trustee: John H. Carney

Substitute Trustee's Address: John H. Carney & Associates
6121 Preston Haven Drive
Dallas, Texas 75230
214-549-0555
Email: jhcblue@gmail.com

Mortgagee: Topletz Investments

Note: Note dated November 01, 2019 in the original principal amount of
\$ 77,022.00

Deed of Trust

Date: November 01, 2019

Grantor: Shamea Booker

Mortgagee: Topletz Investment

Recording information: Instrument No. CO4518 of the Official Public
Records of Dallas County, Texas

Property: 4518 Colonial Ave., Dallas, TX 75215, with a legal description of
Lot 5, Block G/1691, Ervay Terrace Addition, an Addition to the City of Dallas,
Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page(s) 291,
of Map Records of Dallas County, Texas, and locally known as 4518 Colonial Avenue,
Dallas, Texas 75215.

County: Dallas County, Texas

Date of Sale: First Tuesday of September, being September 02, 2025

Time of Sale: 10:00 a.m. - 1:00 p.m. on September 02, 2025

Place of Sale: North Main Door of the Dallas County Courthouse,
600 Commerce Street, Dallas, Texas.

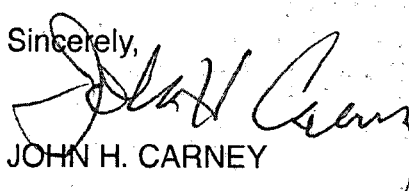
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

Sales Terms: Cash or first party cashier's checks only, minimum bid increments of a minimum of \$500.00.

The Substitute Trustee will provide a Substitute Trustee's Deed not sooner than 10 days from sale for payment with cashier's checks, after collection of good funds.

Any further contact concerning this matter should be referred directly to the undersigned.

Sincerely,


JOHN H. CARNEY

JHC/mw

(Acknowledgement)

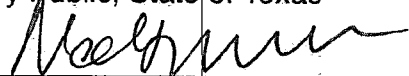
STATE OF TEXAS §
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COUNTY OF DALLAS §

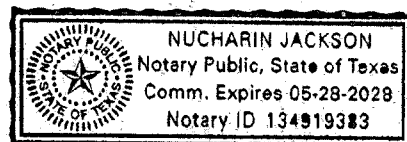
On this personally appeared before me John H Carney, in the capacity stated therein, to me known to be the individual(s) described herein above and who executed the foregoing instrument, and acknowledged that he signed and acknowledged the same.

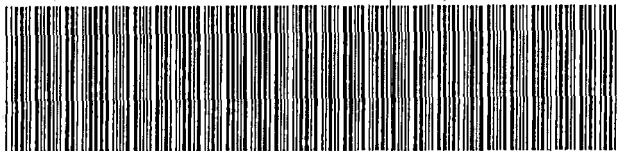
GIVEN under my hand and official seal on this date of August 08th, 2025,

NOTARY PUBLIC in and for the State of Texas

Notary Public, State of Texas







VG-364-2025-202500166474

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500166474

Real Property Recordings

Recorded On: August 08, 2025 03:47 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

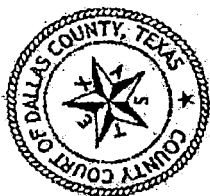
File Information:

Document Number: 202500166474
Receipt Number: 20250808000804
Recorded Date/Time: August 08, 2025 03:47 PM
User: Marija H
Station: Cc138

Record and Return To:

JOHN H CARNEY & ASSOCIATES
6121 PRESTON HAVEN DR

DALLAS TX 75230



STATE OF TEXAS
Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

STATE OF TEXAS

COUNTY OF DALLAS

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FILED

2025 AUG -7 PM 2:07

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY MY DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

1830 Atlas Dr, Dallas, TX 75216; a/k/a

LOT B, OF RESUBDIVISION OF TRACT NO. 4 IN CITY BLOCK C/4354 OF GLENDALE ACRES ADDITON AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUMEN 9, PAGE 115, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.;

2. **Owner(s):** Mrs. Adriana Coffe Moncada

3. **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: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **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 the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale for the failure of the above-referenced owner(s) to pay charges against the Property as reflected in the Real Estate Note.

6. **Obligation Secured:** The Real Estate Note and related charges in the amount of \$90,711.33, as of August 6, 2025.

7. **Default and Request to Act:** Default has occurred by the failure to pay the real estate note to Yolanda Francisco a/k/a Yolanda Wilson, and Yolanda Francisco a/k/a Yolanda Wilson has requested me as agent on her behalf to conduct this sale. Notice is given that before the sale that Yolanda Wilson may appoint another person as agent or trustee to conduct the sale.

Dated: August 6, 2025



Philip Traynor Attorney & Substitute Trustee
MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – Telephone
(214) 821-3800 – Facsimile

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF YOLANDA WILSON.

FILED

2025 AUG -7 PM 2:07

STATE OF TEXAS

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COUNTY OF DALLAS

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY MH DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

1922 Ashby Street #2D, Dallas, TX 75204; a/k/a

Unit No. D, Building 2, and its appurtenance undivided interest in and to the general and limited common elements of The Ashby, a Condominium, a Condominium Regime in the City of Dallas County, Texas, according to the Condominium Declaration recorded in Dallas County Clerk's File No. 201700092721, when taken with all Amendment and/or Supplements thereto;

2. **Owner(s):** Peter Malachi Moody & Ninette Loriese Moody

3. **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: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **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 the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

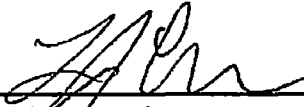
The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of The Ashby Condominium Association, Inc. for the failure of the above-referenced owner(s) to pay assessments and related charges against the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$17,517.27, as of August 7, 2025.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: August 7, 2025



Jack Manning, Casey Meyers, Lance Erickson,
Philip Traynor, Shannon Gonzales, William
"Bill" Attmore, and Ivonne Saldaña,
Attorneys & Substitute Trustees

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – Telephone
(214) 821-3800 – Facsimile

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.

FILED

2025 AUG -8 PM 12:48

TRUSTEE'S NOTICE OF SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

BY _____ DEPUTY

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COUNTY OF DALLAS

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WHEREAS, On August 6, 2024, ZSFM Enterprises LLC executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to John Davenport, Trustee, the real estate hereinafter described to secure Ceasons Holdings, LLC in the payment of the debt described in said Deed of Trust and filed for record in the Real Property Records of Dallas County, Texas, under Clerk's File No. 202400158857; and

WHEREAS, there has been a default in the payment of the note described in said Deed of Trust; and Ceasons Holdings, LLC, the Note has been accelerated, and the beneficiary and owner of the aforesaid note, has requested that I enforce the sale provisions of the Deed of Trust;

NOW, THEREFORE, I, John Davenport, Trustee, whose address is 16818 Dallas Parkway, Dallas, Texas 75248, hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder or bidders, for cash or cashier's check in form and substance acceptable to me at the base of the courthouse steps on the north side of the George Allen Courts Building facing Commerce Street below the overhang at 600 Commerce St, Dallas, Texas, the area designated in Dallas County by the Dallas County Commissioners as the place in which to hold real property foreclosures sales in Dallas County, the county in which said property is located, between 1:00 p.m. and 4:00 p.m. on **Tuesday, September 2, 2025**, the real property so described in and covered by the aforesaid Deed of Trust and more particularly described as follows, to-wit:

Being Lot 10, in Block "E"/6450, of Bradford Estates No. 5, an Addition to the City of Dallas, Dallas, County, Texas according to the Map thereof recorded in Volume 371, Page 1225, of the Map Records of Dallas County, Texas located at 3022 Kinkaid, Dallas, Texas.

together with: (i) all buildings, structures and other improvements now or hereafter situated on the foregoing described real property, (ii) all fixtures, equipment, apparatus, appliances, furniture, furnishings and other items now or hereafter attached to, installed in or used in connection with the foregoing described real property or improvements or buildings thereon including but not limited to any and all partitions, ducts, shafts, pipes, radiators, conduits, wiring, window screens and shades, drapes, rugs and other floor coverings, motors, engines, boilers, stockers, pumps, dynamos, transformers, generators, fans, blowers, vents, switchboards, compressors, furnaces, cleaning systems, call and sprinkler systems, fire extinguishing apparatus, water system, sewage disposal system, heating, plumbing, laundry, incinerating, air conditioning and air cooling systems, water, gas and electric equipment, and building materials, supplies and construction equipment of all of kinds, all of which property and things are hereby declared to be permanent accessions to the foregoing described real property, (iii) all rights, titles and interests now owned or hereafter acquired by Grantor in and to all easements, streets, roads, highways, and rights-of-way adjacent or contiguous to the foregoing described real property, (iv) all tracts or parcels of land and any interests therein presently owned by Grantor and contiguous to the foregoing described real property, (v) any strips or gores between the Land and

abutting or adjacent properties; (vi) all water and water rights, timber, crops and mineral interests; and (vii) all rights, titles, interests, leases, privileges, hereditaments, appurtenances, estates, reversions and remainders owned or to be owned by Grantor in and to all or any portion of the foregoing described properties (all of the aforesaid being hereinafter sometimes called the "Property").

Lender has elected to proceed with foreclosure as to both personal property, fixtures, and real property in accordance with the rights with respect to real property pursuant to Bus. & Com. Code Section 9.04(a)(2) and (b)(2).

The earliest the sale will take place is 1:00 p.m.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of the funds paid. Purchaser shall have no further recourse against the Trustee, Lender or Lender's attorney.

The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

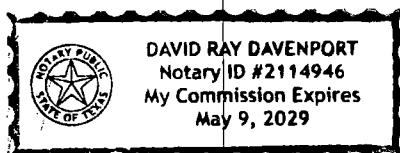
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

Signed this 6th day of August, 2025

John Davenport
John Davenport, Trustee

THE STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 6th day of August, 2025, by John Davenport in his capacity as Trustee.



David Ray Davenport
Notary Public - State of Texas

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FILED

2025 AUG -8 PM 12:48

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS

DEPUTY

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KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF DALLAS

WHEREAS, On July 25, 2022, Texan Modern Properties LLC executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to John Davenport, Trustee, the real estate hereinafter described to secure Ceasons Holdings, LLC in the payment of the debt described in said Deed of Trust and filed for record in the Real Property Records of Dallas County, Texas, under Clerk's File No. 202200204095; and

WHEREAS, The note described in said Deed of Trust has matured without payment and Ceasons Holdings, LLC, the beneficiary and owner of the aforesaid Note, has requested that I enforce the sale provisions of the Deed of Trust;

NOW, THEREFORE, I, John Davenport, Trustee, whose address is 16818 Dallas Parkway, Dallas, Texas 75248, hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder or bidders, for cash, on the north side of the George Allen Courts Building facing Commerce Street below the overhang at 600 Commerce St, Dallas, Texas, the area designated in the Dallas County by the Dallas County Commissioners as the place in which to hold real property foreclosures sales in Dallas County, the county in which said property is located, between 1:00 p.m. and 4:00 p.m. on Tuesday, September 2, 2025, the real property so described in and covered by the aforesaid Deed of Trust and more particularly described as follows, to-wit:

Lot 7, Block 24/6461, WALNUT HILLS 3rd installment, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or plat recorded in Volume 23, Page 217, Map and/or Plat Records of Dallas County, Texas, located at 10734 Coogan Dr., Dallas, Texas.

together with: (i) all buildings, structures and other improvements now or hereafter situated on the foregoing described real property, (ii) all fixtures, equipment, apparatus, appliances, furniture, furnishings and other items now or hereafter attached to, installed in or used in connection with the foregoing described real property or improvements or buildings thereon including but not limited to any and all partitions, ducts, shafts, pipes, radiators, conduits, wiring, window screens and shades, drapes, rugs and other floor coverings, motors, engines, boilers, stockers, pumps, dynamos, transformers, generators, fans, blowers, vents, switchboards, compressors, furnaces, cleaning systems, call and sprinkler systems, fire extinguishing apparatus, water system, sewage disposal system, heating, plumbing, laundry, incinerating, air conditioning and air cooling systems, water, gas and electric equipment, and building materials, supplies and construction equipment of all of kinds, all of which property and things are hereby declared to be permanent accessions to the foregoing described real property, (iii) all rights, titles and interests now owned or hereafter acquired by Grantor in and to all easements, streets, roads, highways, and rights-of-way adjacent or contiguous to the foregoing described real property, (iv) all tracts or parcels of land and any interests therein presently owned by Grantor and contiguous to the foregoing described real property, (v) any strips or gores between the Land and abutting or adjacent properties; (vi) all water and water rights, timber, crops and mineral interests; and

(vii) all rights, titles, interests, leases, privileges, hereditaments, appurtenances, estates, reversions and remainders owned or to be owned by Grantor in and to all or any portion of the foregoing described properties (all of the aforesaid being hereinafter sometimes called the "Property").

Lender has elected to proceed with foreclosure as to both personal property, fixtures, and real property in accordance with the rights with respect to real property pursuant to Bus. & Com. Code Section 9.04(a)(2) and (b)(2).

The earliest the sale will take place is 1:00 p.m.

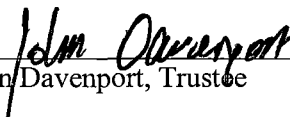
The sale is made for cash or cashier's check on a bank approved by the Trustee. Trustee will not accept as payment cashier's checks payable to anyone other than Trustee without a certificate of guaranty of endorsement of the named payee signed by the issuing bank.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of the funds paid. Purchaser shall have no further recourse against the Trustee or Substitute Trustee, Lender or Lender's attorney.

The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

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 this 7th day of August, 2025.

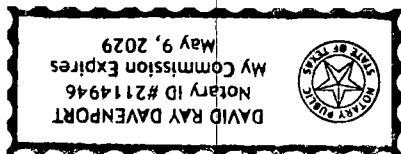


John Davenport, Trustee

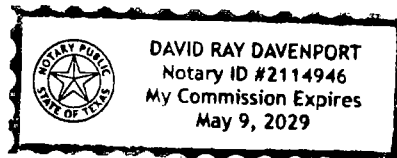
Acknowledgment to Notice of Trustee's Sale

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 7th day of August, 2025, by John Davenport in his capacity as Trustee.



David Ray Davenport
Notary Public - State of Texas



NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(Rialto / One Dallas Center)

August 8, 2025 (the "**Effective Date**")

Notice is hereby given that a Foreclosure¹ of the Property (defined below) will be held at the date, time and place specified in this notice.

FILED
2025 AUG -8 AM 11:44
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

DATE OF SALE: **Tuesday, September 2, 2025** (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is **10:00 AM (Dallas County, Texas time)**. The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Dallas County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Dallas County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan.²

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: The Deed of Trust.³

ASSUMPTIONS: Borrower assumed Original Borrower's⁴ obligations under the Loan Documents pursuant to the Assumption Agreement.⁵

PROPERTY BEING SOLD: The Property⁶, which has a street address of 350 North Saint Paul Street, Dallas, Texas 75201, in Dallas County, Texas.

¹ "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

² "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Promissory Note, dated June 13, 2014, executed by Original Borrower (defined below), payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$34,500,000.00.

"**Original Borrower**" means St. Paul Holdings III, L.P., a Texas limited partnership.

"**Original Noteholder**" means Barclays Bank PLC.

³ "**Deed of Trust**" means that certain Leasehold-In Part and Fee-In Part Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated effective June 13, 2014, executed and delivered by Original Borrower, as grantor, to Nicholas M. Pyka, as trustee for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. 201400150243 in the Real Property Records in Dallas County, Texas, covering, among other things, the Property.

⁴ "**Original Borrower**" means St. Paul Holdings III, L.P., a Texas limited partnership.

⁵ "**Assumption Agreement**" means that certain Assumption Agreement, dated December 7, 2015, entered into by and between, among other parties, Original Borrower and Borrower (defined below) and recorded as Document No. 201500323170 in the Real Property Records in Dallas County, Texas.

"**Borrower**" means Bryan Street Office, L.P., a Delaware limited partnership.

⁶ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 350 North Saint Paul Street, Dallas, Texas 75201, in Dallas County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference. Also included in the definition of Property is Borrower's leasehold interest as described under that certain lease by and between Original Borrower, as tenant, and

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,⁷ Noteholder⁸ is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Dallas County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Danny Ornstein with Noteholder (at the telephone number provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

TEXAS PROPERTY CODE § 51.0025 NOTICE: Noteholder is currently acting by and through its manager Rialto Capital Advisors, LLC, and may be contacted at c/o Rialto Capital Advisors, LLC, 200 S Biscayne Blvd. Suite 3550, Miami, Florida 33131, Attention: Danny Ornstein, (305) 485-3756 (telephone).

ACTIVE MILITARY DUTY NOTICE: To 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.

SUBSTITUTE TRUSTEES: Pursuant to the Appointment,⁹ the Substitute Trustees¹⁰ were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

The Note matured on July 6, 2024. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee

St. Paul Holdings, L.P., a Texas limited partnership, as landlord, for a portion of the leased property as evidenced by Memorandum of Lease Agreement recorded as Instrument No. 201400150242 in the Real Property Records in Dallas County, covering the leasehold interest described on **Exhibit "B"**.

⁷ "**Loan Documents**" means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust, the Assumption Agreement, and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Loan Agreement**" means that certain Loan Agreement, dated June 13, 2014, entered into by and between Original Borrower and Original Noteholder.

⁸ "**Noteholder**" means RSS JPMBB2014-C21 - TX BSO, LLC, a Texas limited liability company.

⁹ "**Appointment**" means that certain Appointment of Substitute Trustees and Request to Act, dated July 1, 2025 recorded as Instrument No. 202500138402 in the Real Property Records in Dallas County, Texas.

¹⁰ "**Substitute Trustees**" means each of the following:

Katrisha Harris, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street Suite 1500, Dallas, Texas 75201, (214) 969-1518 (telephone), Katrisha.Harris@hklaw.com (email).

Brandon L. King, Esq. of Travis County, Texas, Holland & Knight LLP, 98 San Jacinto Boulevard, Suite 1900, (512) 469-6126 (telephone), Brandon.King@hklaw.com (email).

Sam Murphy, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), Sam.Murphy@hklaw.com (email).

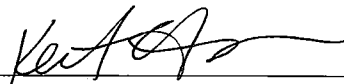
under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

By: 
Name: Katrisha Harris, Esq.
Title: Substitute Trustee

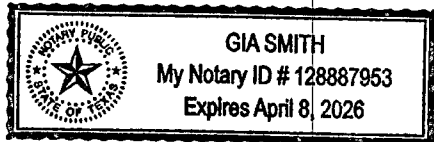
STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

This instrument was acknowledged before me on August 7, 2025, by Katrisha Harris, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]




Notary Public, State of Texas

Securitization: JPMBB 2014-C21
Rialto Loan No.: 883100253
Borrower: Bryan Street Office, L.P.
Property: 350 North Saint Paul Street, Dallas, Texas 75201 (One Dallas Center)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

EXHIBIT "A"

to
Notice of Substitute Trustee's Sale

Real Property

TRACT 1 (Office Condo)
Being the Office Unit of One Dallas Condominium, a Condominium regime in the City of Dallas, Dallas County, Texas, according to the Declaration filed for record on December 19, 2013 and recorded under Document No. 201300382480 in the Official Public Records of Dallas County, Texas, as amended by that certain First Amendment to Condominium Declaration filed for record on June 16, 2014 and recorded under Document No. 201400148996 in the Official Public Records of Dallas County, Texas (collectively, the "Declaration"), together with an undivided percentage interest in the General Common Elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to such Office Unit, all as described in said Declaration.

TRACT 2 (Parking Garage - Leasehold - to be created at closing)

Leasehold interest created by Parking Lease for parking garage over and across the following described land, hereinafter referred to as the "Parking Garage", said land encompassing the following land described as Tract 2 Parcels 1, 2, 3, 4, 5, 6, 7, 8 and 9 as follows

(Tract 2 Parcel 1)

BEING a tract of land situated in the John Grigsby Survey, Abstract No 495 and being located in City of Dallas Block 2/243 Dallas County, Texas, and being a part of a tract of land described in deed to ONE DALLAS CENTRE ASSOCIATES, L.P, a Delaware limited partnership, by Special Warranty Deed and Assignment of Leases as recorded in Volume 97245, Page 799, Deed Records, Dallas County, Texas (D.R.D.C.T.) , and by Quitclaim Deed and Assignment of Leases as recorded in Volume 97245, Page 827, D.R.D.C.T., and by Quitclaim Deed and Quitclaim Assignment of Leases as recorded in Instrument Number 20070187079, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and by Special Warranty Deed and Assignment of Leases as recorded in instrument Number 20070187078, O.P.R.D.C.T., and by Substitute Trustee's Deed and Assignment of Ground Lease to Quality Properties Asset Management Company, an Illinois corporation, as recorded in Instrument Number 201100233068, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the northeast line of St. Paul Street (60 feet wide) and the northwest line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 88.45 feet to a found "X" cut for corner;

EXHIBIT "A"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

THENCE North 44 degrees 41 minutes 38 seconds West, departing said northwest line, a distance of 7.00 feet to a found "X" cut for the POINT OF BEGINNING;

THENCE North 44 degrees 41 minutes 38 seconds West, a distance of 85.62 feet to a P. K. nail set for corner;

THENCE North 45 degrees 15 minutes 14 seconds East, a distance of 136.78 feet to a found "X" cut for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, a distance of 85.81 feet to a point for a corner;

THENCE South 45 degrees 20 minutes 00 seconds West, 136.80 feet to the POINT OF BEGINNING.

(TRACT 2 - PARCEL 2) (AIR RIGHTS OVER FEDERAL) (7')

ALL rights in and to the air space over the hereinafter described 7 foot strip above the vertical clearance height of 15 feet (15') 6 inches (6") over the crown of the 40 foot portion of Federal Street described as Tract 2 Parcel 3 below for a distance of 136.80 feet, the said 7 foot strip of land over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract, or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Block 2/243, Official City numbers, and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the northeast line of St. Paul Street (60 feet wide) and the northwest line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 88.45 feet to a found "X" cut for the POINT OF BEGINNING;

THENCE North 44 degrees 41 minutes 38 seconds West, departing said northwest line, a distance of 7.00 feet to a found "X" cut for a corner;

THENCE North 45 degrees 20 minutes 00 seconds East, a distance of 136.80 feet to a found "X" cut for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, a distance of 7.00 feet to a point for corner in the northwest line of Federal Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said northwest line, a distance of 136.80 feet to the POINT OF BEGINNING.

EXHIBIT "A"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

(TRACT 2 - PARCEL 3) (AIR RIGHTS OVER FEDERAL)

THE northwest one-half of all air space and air rights above the vertical clearance height of 15 feet (15') six inches (6") over the crown of the hereinafter described portion of Federal Street in Dallas, Dallas County, Texas, between Harwood Street and St Paul Street, for a distance of 136.80 feet the portion of Federal Street over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Federal Street between Blocks 244 and 2/243, Official City Numbers, and being more particularly described as follows;

COMMENCING at a point for corner at the intersection of the northeast line of St. Paul Street (60 feet wide) and the northwest line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 88.45 feet to the POINT OF BEGINNING;

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 136.80 feet to a point for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, departing said northwest line, a distance of 40.00 feet to a point in the southeast line of said Federal Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said southeast line, a distance of 136.80 feet to a point for corner;

THENCE North 44 degrees 41 minutes 38 seconds West, departing said southeast line, a distance of 40.00 feet to the POINT OF BEGINNING.

(TRACT 2 - PARCEL 4)

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495 and being located in City of Dallas Blocks 2/243 and 244, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point at the intersection of the northwest line of Bryan Street (70 feet wide) and the northeast line of St. Paul Street (60 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 89.65 feet to the POINT OF BEGINNING;

THENCE North 44 degrees 41 minutes 38 seconds West, departing said northwest line, a distance of 151.00 feet to a point for corner, said point being in the southeast line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said southeast line, a distance of 91.80 feet to a point for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, departing said southeast line, a distance of 151.00 feet to a point for corner, said point being in said northwest line of Bryan Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said northwest line, a distance of 91.85 feet to the POINT OF BEGINNING.

EXHIBIT "A"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

(TRACT 2 - PARCEL 5) (AIR RIGHTS OVER FEDERAL)

THE most southerly 67.10527% of the southeast one-half of all air space and air rights above the vertical clearance height of 15 feet (15') 6 inches (6") over the crown of the hereinafter described portion of Federal Street in Dallas, Dallas County, Texas between Harwood Street and St. Paul Street, for a distance of 136.80 feet the portion of Federal Street over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Federal Street between Blocks 244 and 2/243, Official City numbers, and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the northeast line of St. Paul Street (60 feet wide) and the northwest line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 88.45 feet to the POINT OF BEGINNING;

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 136.80 feet to a point for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, departing said northwest line, a distance of 40.00 feet to a point for corner, said point being in the southeast line of said Federal Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said southeast line, a distance of 136.80 feet to a point for corner;

EXHIBIT "A"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

THENCE North 44 degrees 41 minutes 38 seconds West, departing said southeast line, a distance of 40.00 feet to the POINT OF BEGINNING.

(TRACT 2 - PARCEL 6) (AIR RIGHTS OVER BRYAN-SKYBRIDGE)

THE most southerly 67.10527% of the northwest one-half of all air space and air rights above the vertical clearance height 15 feet (15') six inches (6") over the crown of the hereinafter described portion of Bryan Street in Dallas, Dallas County, Texas, between Harwood Street and St. Paul Street, for a distance of 136.80 feet, the portion of Bryan Street over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract, or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Bryan Street between Blocks 244 and A/478 Official City Numbers, and being more particularly described as follows:

COMMENCING at a point at the intersection of the northwest line of Bryan Street (70 feet wide) and the northeast line of St. Paul Street (60 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 89.53 feet to a found P.K. nail for the POINT OF BEGINNING;

THENCE North 45 degrees 20 minutes 00 seconds East, continuing along the northwest line of Bryan Street, a distance of 136.97 feet to a set "X" for corner;

THENCE South 44 degrees 40 minutes 00 seconds East, departing said northwest line, a distance of 70.00 feet to a set "X" cut for corner in the southeast line of Bryan Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said southeast line, a distance of 136.80 feet to a set "X" cut for corner;

THENCE North 44 degrees 40 minutes 00 seconds West, departing said southeast line, a distance of 70.00 feet to the POINT OF BEGINNING;

SAVE AND EXCEPT any portion not occupied by the pedestrian passageway.

(TRACT 2 - PARCEL 7)

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495 and being located in City of Dallas Block 244, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point at the intersection of the Northwest line of Bryan Street (70 feet wide) and the Southwest line of Harwood Street (60 feet wide);

THENCE S 45° 20' 00" W, along said Northwest line, a distance of 134.00 feet to the Point of Beginning;

THENCE S 45° 20' 00" W, continuing along said Northwest line, a distance of 45.00 feet to a point for corner;

THENCE N 44° 42' 46" W, departing said Northwest line, a distance of 151.00 feet to a point for corner, said point being in the Southeast line of Federal Street (40 feet wide);

THENCE N 45° 20' 00" E, along said Southeast line, a distance of 45.00 feet to a point, for corner;

EXHIBIT "A"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

THENCE S 44° 42' 46" E, departing said Southeast line, a distance of 151.00 feet to the Point of Beginning.

(TRACT 2 - PARCEL 8) (AIR RIGHTS OVER FEDERAL)

THE most northerly 32.894730% of the southeast one-half of all air space and air rights above the vertical clearance height of 15 feet 6 inches (15' 6") over the crown of the hereinafter described portion of Federal Street in Dallas, Dallas County, Texas, between Harwood Street and St. Paul Street, for a distance of 136.80 feet, the portion of Federal Street over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Federal Street between Blocks 244 and 2/243, Official City Numbers, and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the Northeast line of St. Paul Street (60 feet wide) and the Northwest line of Federal Street (40 feet wide);

THENCE N 45° 20' 00" E, along said Northwest line, a distance of 88.45 feet to the Point of Beginning;

THENCE N 45° 20' 00" E, along said Northwest line, a distance of 136.80 feet to a point for corner;

THENCE S 44° 42' 46" E, departing said Northwest line, a distance of 40.00 feet to a point in the Southeast line of said Federal Street;

THENCE S 45° 20' 00" W, along said Southeast line, a distance of 136.80 feet to a point for corner;

THENCE N 44° 41' 38" W, departing said Southeast line, a distance of 40.00 feet to the Point of Beginning.

(TRACT 2 - PARCEL 9) (AIR RIGHTS OVER BRYAN-SKYBRIDGE)

THE most northerly 32.39473% of the northwest one-half of all air space and air rights above the vertical clearance height 15 feet 6 inches (15' 6") over the crown of the hereinafter described portion of Bryan Street in Dallas, Dallas County, Texas, between Harwood Street and St. Paul Street, for a distance of 136.80 feet, the portion of Bryan Street over which said 136.80 feet of air space is located being more particularly described as follows:

All that certain lot, tract, or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Bryan Street between Blocks 244 and A/478, Official City Numbers, and being more particularly described as follows:

COMMENCING at a point at the intersection of the Northwest line of Bryan Street (70 feet wide) and the Northeast line of St. Paul Street (60 feet wide);

THENCE N 45° 20' 00" E, along said Northwest line, a distance of 89.53 feet to a found P.K. nail for the Point of Beginning;

THENCE N 45° 20' 00" E, continuing along the Northwest line of Bryan Street, a distance of 136.80 feet to a set "X" for corner;

THENCE S 44° 40' 00" E, departing said Northwest line, a distance of 70.00 feet to a set "X" cut for corner in the southeast line of Bryan Street;

EXHIBIT "A"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

THENCE S 45° 20' 00" W, along said Southeast line, a distance of 136.80 feet to a set "X" cut for corner;
THENCE N 44° 40' 00" W, departing said Southeast line, a distance of 70.00 feet, to the Point of Beginning;
SAVE AND EXCEPT any portion not occupied by the pedestrian passageway.

EXHIBIT "A"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

EXHIBIT "B"

to
Notice of Substitute Trustee's Sale

Leasehold Interest

TRACT 2 (Parking Garage - Leasehold - to be created at closing)

Leasehold interest created by Parking Lease for parking garage over and across the following described land, hereinafter referred to as the "Parking Garage", said land encompassing the following land described as Tract 2 Parcels 1, 2, 3, 4, 5, 6, 7, 8 and 9 as follows

(Tract 2 Parcel 1)

BEING a tract of land situated in the John Grigsby Survey, Abstract No 495 and being located in City of Dallas Block 2/243 Dallas County, Texas, and being a part of a tract of land described in deed to ONE DALLAS CENTRE ASSOCIATES, L.P, a Delaware limited partnership, by Special Warranty Deed and Assignment of Leases as recorded in Volume 97245, Page 799, Deed Records, Dallas County, Texas (D.R.D.C.T.), and by Quitclaim Deed and Assignment of Leases as recorded in Volume 97245, Page 827, D.R.D.C.T., and by Quitclaim Deed and Quitclaim Assignment of Leases as recorded in Instrument Number 20070187079, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and by Special Warranty Deed and Assignment of Leases as recorded in instrument Number 20070187078, O.P.R.D.C.T., and by Substitute Trustee's Deed and Assignment of Ground Lease to Quality Properties Asset Management Company, an Illinois corporation, as recorded in Instrument Number 201100233068, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the northeast line of St. Paul Street (60 feet wide) and the northwest line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 88.45 feet to a found "X" cut for corner;

THENCE North 44 degrees 41 minutes 38 seconds West, departing said northwest line, a distance of 7.00 feet to a found "X" cut for the POINT OF BEGINNING;

THENCE North 44 degrees 41 minutes 38 seconds West, a distance of 85.62 feet to a P. K. nail set for corner; THENCE North 45 degrees 15 minutes 14 seconds East, a distance of 136.78 feet to a found "X" cut for corner; THENCE South 44 degrees 42 minutes 46 seconds East, a distance of 85.81 feet to a point for a corner;

EXHIBIT "B"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

THENCE South 45 degrees 20 minutes 00 seconds West, 136.80 feet to the POINT OF BEGINNING. (TRACT 2 - PARCEL 2) (AIR RIGHTS OVER FEDERAL) (7')

ALL rights in and to the air space over the hereinafter described 7 foot strip above the vertical clearance height of 15 feet (15') 6 inches (6") over the crown of the 40 foot portion of Federal Street described as Tract 2 Parcel 3 below for a distance of 136.80 feet, the said 7 foot strip of land over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract, or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Block 2/243, Official City numbers, and being more particularly described as follows: COMMENCING at a point for corner at the intersection of the northeast line of St. Paul Street (60 feet wide) and the northwest line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 88.45 feet to a found "X" cut for the POINT OF BEGINNING;

THENCE North 44 degrees 41 minutes 38 seconds West, departing said northwest line, a distance of 7.00 feet to a found "X" cut for a corner;

THENCE North 45 degrees 20 minutes 00 seconds East, a distance of 136.80 feet to a found "X" cut for corner; THENCE South 44 degrees 42 minutes 46 seconds East, a distance of 7.00 feet to a point for corner in the northwest line of Federal Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said northwest line, a distance of 136.80 feet to the POINT OF BEGINNING.

(TRACT 2 - PARCEL 3) (AIR RIGHTS OVER FEDERAL)

THE northwest one-half of all air space and air rights above the vertical clearance height of 15 feet (15') six inches (6") over the crown of the hereinafter described portion of Federal Street in Dallas, Dallas County, Texas, between Harwood Street and St Paul Street, for a distance of 136.80 feet the portion of Federal Street over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Federal Street between Blocks 244 and 2/243, Official City Numbers, and being more particularly described as follows;

COMMENCING at a point for corner at the intersection of the northeast line of St. Paul Street (60 feet wide) and the northwest line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 88.45 feet to the POINT OF BEGINNING;

EXHIBIT "B"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 136.80 feet to a point for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, departing said northwest line, a distance of 40.00 feet to a point in the southeast line of said Federal Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said southeast line, a distance of 136.80 feet to a point for corner;

THENCE North 44 degrees 41 minutes 38 seconds West, departing said southeast line, a distance of 40.00 feet to the POINT OF BEGINNING. (TRACT 2 - PARCEL 4)

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495 and being located in City of Dallas Blocks 2/243 and 244, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point at the intersection of the northwest line of Bryan Street (70 feet wide) and the northeast line of St. Paul Street (60 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 89.65 feet to the POINT OF BEGINNING;

THENCE North 44 degrees 41 minutes 38 seconds West, departing said northwest line, a distance of 151.00 feet to a point for corner, said point being in the southeast line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said southeast line, a distance of 91.80 feet to a point for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, departing said southeast line, a distance of 151.00 feet to a point for corner, said point being in said northwest line of Bryan Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said northwest line, a distance of 91.85 feet to the POINT OF BEGINNING.

(TRACT 2 - PARCEL 5) (AIR RIGHTS OVER FEDERAL)

THE most southerly 67.10527% of the southeast one-half of all air space and air rights above the vertical clearance height of 15 feet (15') 6 inches (6") over the crown of the hereinafter described portion of Federal Street in Dallas, Dallas County, Texas between Harwood Street and St. Paul Street, for a distance of 136.80 feet the portion of Federal Street over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

EXHIBIT "B"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

BEING a part of Federal Street between Blocks 244 and 2/243, Official City numbers, and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the northeast line of St. Paul Street (60 feet wide) and the northwest line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 88.45 feet to the POINT OF BEGINNING;

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 136.80 feet to a point for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, departing said northwest line, a distance of 40.00 feet to a point for corner, said point being in the southeast line of said Federal Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said southeast line, a distance of 136.80 feet to a point for corner;

THENCE North 44 degrees 41 minutes 38 seconds West, departing said southeast line, a distance of 40.00 feet to the POINT OF BEGINNING.

(TRACT 2 - PARCEL 6) (AIR RIGHTS OVER BRYAN-SKYBRIDGE)

THE most southerly 67.10527% of the northwest one-half of all air space and air rights above the vertical clearance height 15 feet (15') six inches (6") over the crown of the hereinafter described portion of Bryan Street in Dallas, Dallas County, Texas, between Harwood Street and St. Paul Street, for a distance of 136.80 feet, the portion of Bryan Street over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract, or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Bryan Street between Blocks 244 and A/478 Official City Numbers, and being more particularly described as follows:

COMMENCING at a point at the intersection of the northwest line of Bryan Street (70 feet wide) and the northeast line of St. Paul Street (60 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 89.53 feet to a found P.K. nail for the POINT OF BEGINNING;

THENCE North 45 degrees 20 minutes 00 seconds East, continuing along the northwest line of Bryan Street, a distance of 136.97 feet to a set "X" for corner;

EXHIBIT "B"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

THENCE South 44 degrees 40 minutes 00 seconds East, departing said northwest line, a distance of 70.00 feet to a set "X" cut for corner in the southeast line of Bryan Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said southeast line, a distance of 136.80 feet to a set "X" cut for corner;

THENCE North 44 degrees 40 minutes 00 seconds West, departing said southeast line, a distance of 70.00 feet to the POINT OF BEGINNING;

SAVE AND EXCEPT any portion not occupied by the pedestrian passageway.

(TRACT 2 - PARCEL 7)

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495 and being located in City of Dallas Block 244, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point at the intersection of the Northwest line of Bryan Street (70 feet wide) and the Southwest line of Harwood Street (60 feet wide);

THENCE S 45° 20' 00" W, along said Northwest line, a distance of 134.00 feet to the Point of Beginning; THENCE S 45° 20' 00" W, continuing along said Northwest line, a distance of 45.00 feet to a point for corner;

THENCE N 44° 42' 46" W, departing said Northwest line, a distance of 151.00 feet to a point for corner, said point being in the Southeast line of Federal Street (40 feet wide);

THENCE N 45° 20' 00" E, along said Southeast line, a distance of 45.00 feet to a point, for corner;

THENCE S 44° 42' 46" E, departing said Southeast line, a distance of 151.00 feet to the Point of Beginning.

(TRACT 2 - PARCEL 8) (AIR RIGHTS OVER FEDERAL)

THE most northerly 32.894730% of the southeast one-half of all air space and air rights above the vertical clearance height of 15 feet 6 inches (15' 6") over the crown of the hereinafter described portion of Federal Street in Dallas, Dallas County, Texas, between Harwood Street and St. Paul Street, for a distance of 136.80 feet, the portion of Federal Street over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

EXHIBIT "B"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

BEING a part of Federal Street between Blocks 244 and 2/243, Official City Numbers, and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the Northeast line of St. Paul Street (60 feet wide) and the Northwest line of Federal Street (40 feet wide);

THENCE N 45° 20' 00" E, along said Northwest line, a distance of 88.45 feet to the Point of Beginning; THENCE N 45° 20' 00" E, along said Northwest line, a distance of 136.80 feet to a point for corner;

THENCE S 44° 42' 46" E, departing said Northwest line, a distance of 40.00 feet to a point in the Southeast line of said Federal Street;

THENCE S 45° 20' 00" W, along said Southeast line, a distance of 136.80 feet to a point for corner;

THENCE N 44° 41' 38" W, departing said Southeast line, a distance of 40.00 feet to the Point of Beginning.

(TRACT 2 - PARCEL 9) (AIR RIGHTS OVER BRYAN-SKYBRIDGE)

THE most northerly 32.39473% of the northwest one-half of all air space and air rights above the vertical clearance height 15 feet 6 inches (15' 6") over the crown of the hereinafter described portion of Bryan Street in Dallas, Dallas County, Texas, between Harwood Street and St. Paul Street, for a distance of 136.80 feet, the portion of Bryan Street over which said 136.80 feet of air space is located being more particularly described as follows:

All that certain lot, tract, or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Bryan Street between Blocks 244 and A/478, Official City Numbers, and being more particularly described as follows:

COMMENCING at a point at the intersection of the Northwest line of Bryan Street (70 feet wide) and the Northeast line of St. Paul Street (60 feet wide);

THENCE N 45° 20' 00" E, along said Northwest line, a distance of 89.53 feet to a found P.K. nail for the Point of Beginning;

THENCE N 45° 20' 00" E, continuing along the Northwest line of Bryan Street, a distance of 136.80 feet to a set "X" for corner;

THENCE S 44° 40' 00" E, departing said Northwest line, a distance of 70.00 feet to a set "X" cut for corner in the southeast line of Bryan Street;

THENCE S 45° 20' 00" W, along said Southeast line, a distance of 136.80 feet to a set "X" cut for corner;

THENCE N 44° 40' 00" W, departing said Southeast line, a distance of 70.00 feet, to the Point of Beginning;

SAVE AND EXCEPT any portion not occupied by the pedestrian passageway.

EXHIBIT "B"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253


Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

PLEASE BE ADVISED THAT THIS FRIM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT
AND THAT ANY INFROMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Demand is hereby made that this indebtedness be paid. A notice of Foreclosure Sale
for **September 2, 2025**, is enclosed herewith.

Sincerely yours,
Scott Belsley


BY **ANDGER**

2025 AUG -7 PM 12:59

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF FORESLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Lot 27, Block 9/6764, HILLSIDE OAKS PHASE 4, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84050, Page 906, of the Map Records of Dallas County, Texas; more commonly known as 2624 Winter Oak St, Dallas, TX.

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

Date: September 2, 2025

**Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.
The sale shall be completed by no later than 1:00 p.m.**

Place: Dallas County Courthouse in Dallas, Texas, at the location designated by the County Commissioners at North Side of Gorge Allen Courts Building facing 600 Commerce St., below the overhang.

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 indebtedness up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. All noteholders will be acting and bidding jointly.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 the deed of trust executed by **Juan Marquez Guerrero** and **Martin Lopez Guzman Debtor**). The Deed of Trust is dated **September 22, 2015**, and was recorded in the office of the **County Clerk of Dallas County, Texas** on **October 3, 2017**, under instrument No. **201700279811**

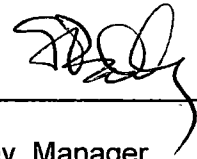
5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Promissory Note in the original principal amount of **\$97,000** executed by Debtor and payable to the order of Hermitage Mortgage LLC. Is the owner and holder of the Obligations and the beneficiary under the Deed of Trust.

6. Notice. ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE, OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS 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.

Questions concerning the sale may be directed to the undersigned.

7. Default and Request to Act. The indebtedness is now due, and the beneficiary has requested me, as substitute 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 6, 2025



Scott Belsley, Manager

Hermitage Mortgage LLC.

PO Box 851025

Richardson, TX 75085

NOTICE OF FORECLOSURE SALE – Page 3

NOTICE OF FORECLOSURE SALE

August 7, 2025

Deed of Trust (With Security Agreement and Financing Statement) ("Deed of Trust"):

Dated:	February 21, 2024
Grantor:	Blockwood, LLC
Trustee:	James A. Lank
Lender:	NTX Investments No. 1, L.P.
Recorded in:	Deed of Trust (Instrument No. 202400036966) recorded in the real property records of Dallas County, Texas.
Legal Description:	Being Lot 60, in Block D/6008 of Glendale Addition, Third Installment, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 20, Page 21, of the Map Records of Dallas County, Texas
Secures:	Real Estate Promissory Note ("Note") in the original principal amount of \$224,000.00 executed by Blockwood, LLC ("Borrower") and payable to the order of Lender.
Modifications and Renewals:	Modification and Extension Agreement (Instrument No. 202500070481) recorded April 8, 2025 in the real property records of Dallas County, Texas (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)
Guaranty:	The Note is guaranteed by a Guaranty dated February 21, 2025, and executed by Obinna Ezeilo and Blessing Ezeugwa in favor of Lender
Trustee:	James A. Lank
Trustee's Address:	785 W. Hidden Creek Parkway, No. 200 Burleson, TX 76028
Foreclosure Sale:	
Date:	September 2, 2025

2025 AUG -7 PM 12:52
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

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 10:00 a.m. and not later than three hours thereafter.**

Place: North Side of the George Allen Courts Building, 600 Commerce St, Dallas, TX 75202

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 Lender'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, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender 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.

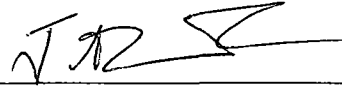
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Lender. 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, 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 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.

A handwritten signature in black ink, appearing to read 'JAL', is written over a horizontal line.

James A. Lank
Trustee

TB
25TX404-0098

14151 MONTFORT DRIVE #363, DALLAS, TX 75254

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

BEING UNIT 363, IN BUILDING SS, OF LIFESCAPE VILLAS ON MONFORT, A CONDOMINIUM IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION RECORDED IN VOLUME 81235, PAGE 419, OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH ALL AMENDMENTS AND SUPPLEMENTS.

Security Instrument:

Deed of Trust dated January 11, 2019 and recorded on January 14, 2019 as Instrument Number 201900011763 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

September 02, 2025, at 10:00 AM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by BENJAMIN S WHITE secures the repayment of a Note dated January 11, 2019 in the amount of \$173,600.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

2025 AUG -7 AM 11:23
JONATHAN E. JAMES
DALLAS COUNTY
CLERK
BY

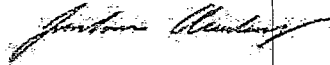


4849856

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Auction.com, LLC, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Auction.com, LLC, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

7B

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: April 17, 2024
Grantor: FOCUS ONE MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
Lender: Capital Fund I, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
Recorded: **Instrument #2024-202400082835**, recorded on April 25, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas
Secures: **Promissory Note ("Note")** in the original principal amount of \$277,000.00, executed by FOCUS ONE MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender
Maturity Date: April 1, 2025

Legal Description: **Being a part of Lot 3 and a part of Lot 4, Block 9/6315, of Bruton Terrace No. 4, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 30, Page 75, of the Map Records of Dallas County, Texas, and being a resurvey of a tract of land described in a deed to Larry Matthew Granberry, recorded under County Clerk's File No. 201200379296, Real Property Records of Dallas County, Texas, and being more particularly described by Metes and Bounds as follows:**

Beginning at a 1/2" Iron Rod Found for Corner in the East Right-Of-Way Line of Riverway Drive (50' Right-Of-Way) At the Northwest Corner of Said Lot 4;

Thence North 85°44'42" East along the North Line of said Granberry Tract, a distance of 238.61 Feet to a point for Corner at the Northeast corner thereof, and being 8.50 feet Southeast of the Northeast Corner of said Lot 4, and also being in a Lake;

Thence South 15°57'40" East along the East Line of Said Lot 4, at a distance of 69.65 feet passing the Southeast Corner thereof and continuing along the East Line of said Lot 3, for a total distance of 101.20 feet to a point for corner in said Lake, at the Southeast Corner of said Granberry Tract, common to the most Northern Corner of a Tract of land described in a deed to Mario Araujo, Recorded under County Clerk's File No. 201000292285, Deed Records of Dallas County, Texas;



2025 AUG -7 AM 11:22

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

BY

Thence South 71°47'46" West along a common line of said Granberry Tract and said Araujo Tract, a distance of 146.50 feet to a 5/8" Iron Rod set for Corner;

Thence North 79°55'15" West continuing along a common line of said Granberry Tract and said Araujo Tract, a distance of 23.17 feet to a 1/2" Iron Rod Found for Corner;

Thence South 71°47'46" West continuing along a common line of said Granberry Tract and said Araujo Tract, a distance of 73.00 feet to an "X" found for corner at the common West Corner thereof and being in the East Right-Of-Way line of said Riverway Drive, said point being at the beginning of a non-tangent curve to the right having a radius of 600.64 feet, a central angle of 14°10'15" and a chord which bears North 13°26'39" West, a distance of 148.18 feet;

Thence in a Northerly Direction along the curving East Right-Of-Way line of said Riverway Drive, an Arc distance of 148.55 feet to the place of beginning and containing 30,460 square feet or 0.699 acres of land, more or less; and more commonly known as 1838 Riverway Drive, Dallas, Texas 75217.

FORECLOSURE SALE:

Date:	Tuesday, September 2, 2025
Time:	The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 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 COMMISSIONERS 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 Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.
Substitute Trustee:	Bennett M. Wyse, Ted Gambordella, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy

Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, AND/OR Jeff Benton

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, Lender, the owner and holder of the Note, or its Loan Servicer, 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 Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender or Loan Servicer passes the Foreclosure Sale, then 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.

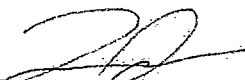
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Lender, or Loan Servicer. 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.

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

SUBSTITUTE TRUSTEE:

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

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NOTICE OF FORECLOSURE SALE

2025 AUG -7 AM 11:21

Deed of Trust:

Dated: April 2, 2024
Grantor: IM, LLC, A TEXAS LIMITED LIABILITY COMPANY
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
Lender: Capital Fund I, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
Recorded: **Instrument #2024-202400069333**, recorded on April 9, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas
Secures: **Promissory Note ("Note")** in the original principal amount of \$367,000.00, executed by IM, LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender
Maturity Date: April 1, 2025

Legal Description:

Being the West Half of Lot 13, Block E, 3365, BETTERTON'S ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 102, Page 553, Deed Records, Dallas County, Texas; and more commonly known as 1218 Grant Street, Dallas, Texas 75203.

FORECLOSURE SALE:

Date: **Tuesday, September 2, 2025**
Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 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 COMMISSIONERS COURT**
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Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, AND/OR Jeff Benton

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The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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.

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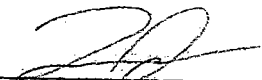
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