

**NOTICE OF FORECLOSURE SALE**

2025 AUG -7 AM 11:20

**Deed of Trust:**

Dated: September 3, 2024  
Grantor: PRESTIGE INVESTMENTS LLC, A TENNESSEE 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 #2024-202400180707**, recorded on September 9, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas  
Secures: **Promissory Note** ("Note") in the original principal amount of \$185,000.00, executed by PRESTIGE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender  
Maturity Date: September 1, 2025

**Legal Description:**

**Lot 14, Block 14/5372, CASA VIEW HEIGHTS, THIRD INSTALLMENT, a subdivision in the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 15, Page 59, of the Map and or Plat Records of Dallas County, Texas; and more commonly known as 11206 Estacado Drive, Dallas, Texas 75228**

**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.

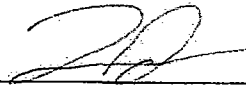
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

**NOTICE OF FORECLOSURE SALE**

2025 AUG -7 AM 11:20

**Deed of Trust:**

Dated: September 6, 2024  
Grantor: PRESTIGE INVESTMENTS LLC, A TENNESSEE 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 #2024-202400201100**, recorded on October 4, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas  
Secures: **Promissory Note** ("Note") in the original principal amount of \$225,000.00, executed by PRESTIGE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender  
Maturity Date: September 1, 2025

**Legal Description:**

**Lot 8, in Block 2, 6857 of KIMBALL FOREST ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 161, Page 2045, of the Map or Plat Records of Dallas County, Texas; and more commonly known as 3549 Rio Grande Circle, Dallas, Texas 75233**

**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.

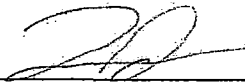
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Jasmine Barrios and Sampson Ma	Deed of Trust Date	August 11, 2022
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Guardian Mortgage, a division of Sunflower Bank, N.A., its successors and assigns	Original Principal	\$271,552.00
Recording Information	Instrument #: 202200220337 in Dallas County, Texas	Original Trustee	John Cottrell
Property Address	2914 Carpenter Ave., Dallas, TX 75215	Property County	Dallas

## MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Sunflower Bank, N.A., successor-in-interest to Guardian Mortgage	Mortgage Servicer	Sunflower Bank, N.A.
Current Beneficiary	Sunflower Bank, N.A., successor-in-interest to Guardian Mortgage	Mortgage Servicer Address	2701 N. Dallas Pkwy., Ste. 180, Plano, TX 75093

## SALE INFORMATION:

Date of Sale	09/02/2025
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang in Dallas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustees	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

### Legal Description as per the Deed of Trust:

BEING PART OF LOT 24, IN BLOCK B/1771, OF WOODLAWN PLACE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 122, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

OF A 0.23 ACRE TRACT BEING A PART OF LOT 24, BLOCK B/1771, WOODLAWN PLACE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGE 122, MAP RECORDS OF DALLAS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN A DEED TO CE&A INVESTORS, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 202100367304, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2" IRON ROD FOUND IN THE SOUTHEASTERLY R.O.W. LINE OF CARPENTER AVENUE (A 40' R.O.W.) MARKING THE NORTH CORNER OF A TRACT KNOWN AS THE SOUTH ONE-HALF OF LOT 22 (50' X 150') IN A DEED TO JOHN D. SILVA, LLC RECORDED IN DOC. NO. 201400153608, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG SAID R.O.W. LINE, S 44 DEGREES 04'01" W, AT A DISTANCE OF 50.21 FEET PASSING A 1/2" IRON ROD MARKING THE WEST CORNER OF SAID SILVA TRACT, A TOTAL DISTANCE OF 200.35 FEET (200 FEET, PER PLAT) TO A CAPPED 1/2" IRON ROD SET FOR THE WEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THE NORTH CORNER OF A TRACT DESCRIBED AS A PORTION OF LOT 24, DEEDED TO TRAVIS CLARK, ET AL (HEREINAFTER REFERRED TO AS "CLARK TRACT");

## NOTICE OF TRUSTEE'S SALE

THENCE ALONG AND WITH SAID R.O.W. LINE, SAME BEING THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT, N 44 DEGREES 04'01" E, 50.08 FEET (CALLED N 45 DEGREES 00' E, 50.0 FEET, PER DEED) TO A POINT OF REFERENCE FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, THE WEST CORNER OF A TRACT KNOWN AS THE SOUTH ONE-HALF OF LOT 23, DESCRIBED IN A DEED TO CARROL TAYLOR IN VOL. 92024, PG. 2474, DEED RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A FENCE CORNER POST IS FOUND BEARING N 67 DEGREES 56'00" E, 0.80 FEET FOR REFERENCE;

THENCE LEAVING SAID R.O.W. LINE, ALONG AND WITH THE SOUTHWESTERLY LINE OF SAID TAYLOR TRACT, SAME BEING THE NORTHEASTERLY LINE OF THE HEREIN DESCRIBED TRACT, S 45 DEGREES 53'11" E, 199.81 FEET (S 44 DEGREES 53' E, 200.0 FEET) TO A CAPPED 1/2" IRON ROD SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTH CORNER OF A TRACT KNOWN AS PART OF SAID LOT 24 IN A DEED TO AUTO PILOT, LLC RECORDED IN DOC. NO. 201800288549, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD IS FOUND BEARING S 45 DEGREES 53'11" E, 47.45 FEET (47.50 FEET, RECORD) FOR REFERENCE;

THENCE ALONG AND WITH THE NORTHWESTERLY LINE OF SAID AUTO PILOT TRACT, SAME BEING THE SOUTHEASTERLY LINE OF THE HEREIN DESCRIBED TRACT, S 44 DEGREES 00'22" W, 50.02 FEET (S 45 DEGREES 00' W, 50.0 FEET) TO A CAPPED 1/2" IRON ROD SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, THE EAST CORNER OF SAID CLARK TRACT;

THENCE ALONG AND WITH THE NORTHEASTERLY LINE OF SAID CLARK TRACT, SAME BEING THE SOUTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, N 45 DEGREES 54'13" W, 199.86 FEET (N 44 DEGREES 53' W, 200.0 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.23 ACRES, MORE OR LESS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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 other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.



## NOTICE OF TRUSTEE'S SALE

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

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

**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.**

Dated August 5, 2025.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Marina Rico Cervantes, Ulises Avila Mejia, Antonio Vilchis Bautista, and Blanca Rosa Rico	Deed of Trust Date	August 16, 2021
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$227,950.00
Recording Information	Instrument #: 202100249173 in Dallas County, Texas	Original Trustee	David Zalman
Property Address	3135 Cortez Drive, Garland, TX 75041	Property County	Dallas

## MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

## SALE INFORMATION:

Date of Sale	09/02/2025
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang in Dallas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustees	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

### Legal Description as per the Deed of Trust:

BEING A PORTION OF LOT 9, KINGSLEY ROAD PECAN ACRES, AN ADDITION TO THE CITY OF DALLAS, NOW IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 94, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE WEST LINE OF CORTEZ DRIVE, SAID IRON ROD BEING NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 175.00 FEET FROM THE INTERSECTION OF SAID WEST LINE AND THE NORTH LINE OF CRANFORD DRIVE, SAID INTERSECTION BEING THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 00 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET ALONG SAID WEST LINE TO A FOUND 5/8-INCH IRON ROD; THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 195.00 FEET TO A FOUND 1/2-INCH IRON ROD ON THE COMMON LINE OF SAID LOT 9 AND LOT 8, SAID ADDITION; THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET ALONG SAID COMMON LINE TO A FOUND 1/2-INCH IRON ROD; THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,749 SQUARE FEET OR 0.224 OF ONE ACRE OF LAND.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute

## NOTICE OF TRUSTEE'S SALE

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Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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 other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

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

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

**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.**

Dated August 5, 2025.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410

## **NOTICE OF TRUSTEE'S SALE**

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Addison, TX 75001  
(469) 729-6800

Return to: **TAHERZADEH, PLLC**  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

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## NOTICE OF FORECLOSURE SALE

August 6, 2025

2025 AUG - 7 AM 11:18  
JOHLE WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ LEPTON

### DEED OF TRUST ("DEED OF TRUST"):

**Dated:** May 30, 2024

**Grantor:** Infinity Builders Group LLC

**Trustee:** Matt L. Janner

**Lender:** SCF Jake, LP

**Recorded in:** Document Number 202400110239 of the Official Public Records of Dallas County, Texas

**Legal Description:** Lot 31, Block 9/6956, of KIMBALL ESTATES ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 80, Page 2651, Map Records, Dallas County, Texas TOGETHER WITH ALL BUILDINGS, IMPROVEMENTS, AND FIXTURES THEREON (the "Property")

**Secures:** Real Estate Lien Note (the "Note") in the original principal amount of \$299,000.00, executed by Infinity Builders Group LLC and payable to the order of Lender

**Guaranty:** The Note is guaranteed by a Guaranty Agreement dated May 30, 2024, and executed by Nouman Muhammad in favor of Lender

**Substitute Trustees and Address:** Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, or Payton Hreha c/o Stibbs & Co., P.C., 831 Crossbridge Drive, Spring, Texas 77373

### FORECLOSURE SALE:

**Date:** September 2, 2025

**Time:** 10am – 1pm

**Place:** The north side of the George Allen courts building facing Commerce Street or as designated by the County Commissioner's Office

**Terms of Sale:** The sale will be conducted at a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, Lender has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided under 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 and the amount owed on the Note was accelerated. Because of that default, Lender, the owner, and holder of the Note, has requested the 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 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 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, 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 the Substitute Trustee.

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



SUBSTITUTE TRUSTEE

Shelley Ortolani, Michele Hreha, Mary Mancuso,  
Francesca Ortolani, Carol Dunmon, or Payton  
Hreha c/o Stibbs & Co., P.C., 831 Crossbridge  
Drive, Spring, Texas 77373

AB

<b>Deed of Trust Date:</b> 6/8/2023		<b>Grantor(s)/Mortgagor(s):</b> ERIKA ONEYDA CRUZ MANZANARES JOINED HEREIN PRO FORMA BY SPOUSE, JOSE MANUEL SANCHEZ
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOMEXPRESS MORTGAGE CORP, ITS SUCCESSORS AND ASSIGNS		<b>Current Beneficiary/Mortgagee:</b> CITIBANK, N.A., not in its individual capacity but solely as Trustee for Morgan Stanley Residential Mortgage Loan Trust 2024-NQM2
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 202300113938		<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.		<b>Mortgage Servicer's Address:</b> 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
<b>Date of Sale:</b> 9/2/2025		<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.		

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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

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

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

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

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

**Dated: 8/6/2025**

**Dated:-**

Printed Name: \_\_\_\_\_

Thuy Frazier, Attorney McCarthy & Holthus, LLP 1255 West 15th Street, Suite 1060 Plano, TX 75075 Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing	
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Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

**MH File Number:** TX-25-111207-POS  
**Loan Type:** Business Purpose Loan

0025 AUG - 7 AM 11:18  
JOHN E WARREN  
COUNTY CLERK  
OKLAHOMA COUNTY  
DEPUTY

SECRET

TX-25-111207-POS

**EXHIBIT "A"**

Being a tract of land situated in the Joseph Langley Survey, Abstract No. 800, Dallas County, Texas, same being that tract known as Lot 9, Block B/1957 of Southern Terrace No. 3, conveyed to Erika Oneyda Cruz Manzanares by deed recorded in Instrument No. 202200245249, Official Public Records, Dallas County, Texas, said tract being accurately described in deed recorded in Volume 4471, Page 560 of the Deed Records of Dallas County, Texas, save and except a 20 foot strip of land dedicated to the City of Dallas by deed recorded in Volume 3610, Page 438, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the South corner of Lot 6, Block B/1957 of Southern Terrace addition, No. 3, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 17, Page 161 of the Plat Records of Dallas County, Texas, and being along the Northwest line of Elsie Faye Heggins Street (100 foot right-of-way), from which a 5/8 inch iron rod at 0.39 feet and from which a 5/8 inch iron rod found at the East corner of Lot 7, Block B/1957 of said Southern Terrace Addition No. 3, bears North 46 degrees 08 minutes 30 seconds East, a distance of 146.00 feet for witness;

THENCE South 46 degrees 08 minutes 30 seconds West, along said Elsie Faye Heggins Street a distance of 50.00 feet to 1/2 inch iron rod found for corner, said corner being the East corner of Lot 8, Block B/1976 of said Southern Terrace Addition, No. 3, from which a 1/2 Inch iron rod found for witness bears North 13 degrees 09 minutes 47 seconds West a distance of 1.15 feet;

THENCE North 44 degrees 37 minutes 45 seconds West, along the Northeast line of said Lot 8, Block B/1976 of Southern Terrace Addition, No. 3, a distance of 110.40 feet, to a point for corner, said corner lying along the Southeast line of the Central Finance Corporation Subdivision, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 9, Page 71, of the Plat Records of Dallas County, Texas, from which a 5/8 Inch iron rod found for witness bears North 24 degrees 02 minutes 18 seconds West a distance of 1.12 feet;

THENCE North 46 degrees 08 minutes 30 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with yellow plastic cap found for corner, same being the West corner of said Lot 6, Block B/1957 of said Southern Terrace Addition, No. 3, and also lying along the Southeast line the W.N. Burgess Subdivision, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 4, Page 182, of the Plat Records of Dallas County, Texas;

THENCE South 44 degrees 37 minutes 45 seconds East, along the Southwest line said Lot 6, Block B/1957 of Southern Terrace Addition, No. 3, a distance of 110.40 feet to the POINT OF BEGINNING and containing 5,519 square feet or 0.13 acres of land.



19

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 8/22/2003	<b>Grantor(s)/Mortgagor(s):</b> KIMBERLY A. SLABODA, A SINGLE PERSON
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR JEFFERSON MORTGAGE SERVICES, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust
<b>Recorded in:</b> <b>Volume:</b> 2003-175 <b>Page:</b> 13730 <b>Instrument No:</b> 2524990	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
<b>Date of Sale:</b> 9/2/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 3, BLOCK E/4814, OF NORTH RIDGE PARK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 71, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

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

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

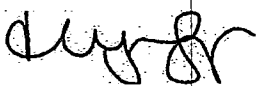
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

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

Dated: 8/4/2025



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

Dated: 8/6/2025

Printed Name:

Shelley Ortolani

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

BY  
JOSH E. WARDEN  
COUNTY CLERK  
DALLAS COUNTY  
11:11 AM - 7 AUG 2025

**MH File Number:** TX-24-101560-POS  
**Loan Type:** Conventional Residential

607 EDGEDALE DR  
DALLAS, TX 75232

00000009327222

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

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

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

Date: September 02, 2025

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 15, 2004 and recorded in Document VOLUME 2004230, PAGE 10429 real property records of DALLAS County, Texas, with LEVI ADKISON, grantor(s) and CITIBANK, F.S.B., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LEVI ADKISON, securing the payment of the indebtednesses in the original principal amount of \$40,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIBANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618

BY  
DALLAS COUNTY  
CLERK  
JOHN E. WARREN  
2025 AUG -7 AM 10:57

02 16

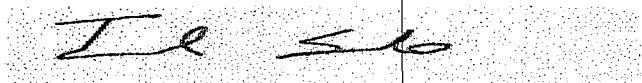


607 EDGEDALE DR  
DALLAS, TX 75232

00000009327222

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8/7/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 8/7/25

607 EDGEDALE DR  
DALLAS, TX 75232

00000009327222

00000009327222

DALLAS

**EXHIBIT "A"**

A PARCEL OF LAND LOCATED IN THE CITY OF DALLAS, COUNTY OF DALLAS, STATE OF TEXAS, AND KNOW AS: BEING LOT NUMBER 11 BLOCK E/7572 IN POLK TERRACE HEIGHTS ADDITION AS SHOWN IN THE RECORDED PLAT/MAP THEREOF IN VOLUME 47 PAGE 107 OF DALLAS COUNTY RECORDS.

## Notice of Substitute Trustee Sale

2025 AUG -7 AM 10:56

T.S. #: 24-12547

JOHN E. WILSON  
COUNTY CLERK  
DALLAS COUNTY

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.

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

Date: 9/2/2025

Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.  
The sale will be completed by no later than **4:00 PM**

Place: **Dallas County Courthouse in DALLAS, Texas, at the following location: the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

**Property To Be Sold** - The property to be sold is described as follows:

**SEE ATTACHED EXHIBIT "A"**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 4/10/2024 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 202400076078 recorded on 4/16/2024 in Book N/A Volume N/A, Page N/A of the Real Property Records of Dallas County, Texas.

6118 WALNUT HILL LN  
DALLAS Texas 75230

Trustor(s):	<b>JB HILLS EMPOWERING SUCCESS LLC AND ELLA RE'GAIL ARMSTRONG</b>	Original Beneficiary:	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EFINITY FINANCIAL INC., DBA EFINITY MORTGAGE, ITS SUCCESSORS AND ASSIGNS</b>
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Current Beneficiary:	<b>Efinity Mortgage, LLC</b>	Loan Servicer:	<b>Efinity Mortgage, LLC</b>
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Current Substituted Trustees:	<b>Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC</b>
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

T.S. #: 24-12547

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in the Deed of Trust. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**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 (1) the promissory note in the original principal amount of \$2,664,000.00, executed by JB HILLS EMPOWERING SUCCESS LLC AND ELLA RE'GAIL ARMSTRONG AN UNMARRIED WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EFINITY FINANCIAL INC., DBA EFINITY MORTGAGE, ITS SUCCESSORS AND ASSIGNS ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JB HILLS EMPOWERING SUCCESS LLC AND ELLA RE'GAIL ARMSTRONG AN UNMARRIED WOMAN to JB HILLS EMPOWERING SUCCESS LLC AND ELLA RE'GAIL ARMSTRONG. Efinity Mortgage, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Efinity Mortgage, LLC**  
6805 N. Capital of Texas Highway, Ste 250  
Austin, TX 78731  
214-206-8096

T.S. #: 24-12547

Dated: 8/7/25

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC



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Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

BEING A 0.415 ACRE TRACT OF LAND SITUATED IN THE FINCH P. SCRUGGS SURVEY, ABSTRACT NUMBER 1332, DALLAS COUNTY, TEXAS AND BEING THE REMAINDER OF LOT 6, BLOCK A/5479, OF THE BIGLOT ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 471, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 5310" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 6, HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, GRID COORDINATE VALUE OF N:7007154.34, E:2489919.12 FOR REFERENCE; THENCE FROM SAID POINT OF BEGINNING, N 0033'39" W, A DISTANCE OF 125.60 FEET TO A 5/8" IRON ROD FOUND AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 6 AND THE SOUTH LINE OF WALNUT HILL LANE (A VARIABLE WITH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID 0.415 ACRE TRACT OF LAND, ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF DALLAS IN VOLUME 598, PAGE 1461 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; THENCE, WITH THE SOUTH LINE OF WALNUT HILL LANE, N 8931'27" E, A DISTANCE OF 103.64 FEET TO A POINT; THENCE, S 8937'27" E, A DISTANCE OF 40.37 FEET TO A 5/8" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF WALNUT HILL LANE AND THE EAST LINE OF SAID LOT 6, FOR THE NORTHEAST CORNER OF SAID 0.415 ACRE TRACT; THENCE, DEPARTING THE SOUTH LINE OF WALNUT HILL LANE, S 0033'39" E, A DISTANCE OF 124.79 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 0.415 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 6, FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "AMERISURVEYORS" FOUND BEARS S 3319'46" W, A DISTANCE OF 0.79 FEET; THENCE, S 8926'21" W, A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.415 ACRES OR 18,059 SQ. FEET OF LAND, MORE OR LESS

A.P.N. #: 00000408013000000



RECORDING REQUESTED BY:

2025 AUG -7 AM 10:54

WHEN RECORDED MAIL TO:

In Source Logic LLC  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

TS No TX01000044-25-1

APN 00000811633000000

TO No 250429963-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on **December 30, 2024**, **PRESTIGE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of **RECONVEYANCE PROFESSIONALS, INC.** as Trustee, **RAIN CITY CAPITAL, LLC** as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of **\$357,500.00**, payable to the order of **Rain City Capital LLC** as current Beneficiary, which Deed of Trust recorded on **January 7, 2025** as Document No. **202500003063** in **Dallas County, Texas**. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

**LOT 17, BLOCK B/8473 OF BUCKNER TERRACE ADDITION, THIRD INSTALLMENT, SECOND SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 17 OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS.**

**APN 00000811633000000**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **In Source Logic LLC** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Rain City Capital LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

**NOW THEREFORE, NOTICE IS HEREBY GIVEN** that on **Tuesday, September 2, 2025 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in **Dallas County, Texas**, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **600 Commerce Street, Dallas TX 75202; On the north side of the George Allen Courts Building facing Commerce Street below the overhang or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner Court.**

TS No TX01000044-25-1

APN 00000811633000000

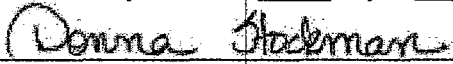
TO No 250429963-TX-RWI

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Rain City Capital LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Rain City Capital LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

**NOTICE IS FURTHER GIVEN**, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 7 day of August, 2025.

  
By: In Source Logic LLC  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

FILED

**NOTICE OF ASSESSMENT LIEN SALE**

2025 AUG -6 PM 12:34

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

JOHN F. WARREN  
COUNTY CLERK

DALLAS COUNTY

BY \_\_\_\_\_ DEPUTY

**WHEREAS**, the property herein described is subject to the Declaration and Master Deed for Springtree Crossing Condominiums, filed on September 8, 1980, as Instrument No. 198001763042, of the Official Public Records of Dallas County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

**WHEREAS**, Springtree Crossing Condominium Association on January 22, 2025, May 1, 2025, and June 20, 2025, sent notice of default in payment of assessments to **KARLA Y LUNA REYES**, being the reputed owner or current owner of said real property; and

**WHEREAS**, the said **KARLA Y LUNA REYES**, has continued to default in the payment of their indebtedness to Springtree Crossing Condominium Association and the same is now wholly due, and Springtree Crossing Condominium Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Springtree Crossing Condominium Association.

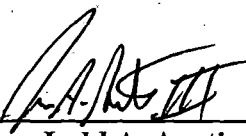
**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 2nd day of September, 2025, between 10:00 a.m. and 4:00 p.m., Springtree Crossing Condominium Association will sell the herein described real estate (including any improvements thereon) at public auction at the area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.

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

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

SIGNED: August 6, 2025.

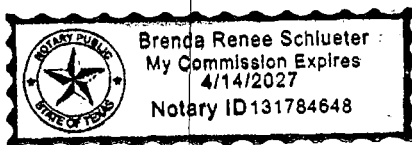
SPRINGTREE CROSSING  
CONDOMINIUM ASSOCIATION

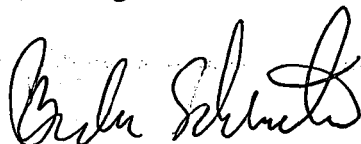
By:   
Judd A. Austin, III  
Its: Duly Authorized Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

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

Given under my hand and affirmed seal of office, on August 6, 2025.



  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

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

## **EXHIBIT "A"**

**Unit No. 265, Building PP-1, SPRINGTREE CROSSING CONDOMINIUMS, a Condominium Project in the City of Dallas, Dallas County, Texas, together with the limited common elements, and an undivided interest in and to the General Common Elements, as same are defined in the Condominium Declaration thereof, in Volume 80176, Page 328, Condominium Records, Volume 81233, Page 2808 and Volume 82178, Page 880, Official Public Records of Dallas County, Texas (the "Property").**

FILED

**Notice of Substitute Trustee's Sale**

2025 AUG -5 PM 1:13

Substitute Trustee: Georgia Berthelot by Appointment of Substitute Trustee dated June 11, 2025, and filed June 13, 2024, with the County Clerk of Dallas County, Texas, Instrument No. 202500122357. BY \_\_\_\_\_ CLERK

Substitute Trustee's Address: Baker, Donelson, Bearman, Caldwell & Berkowitz, PC  
1301 McKinney Street, Suite 3700  
Houston, TX 77010

Mortgagee: Truist Bank

Mortgagee's Address: 214 N. Tyron Street, Charlotte, North Carolina  
28202-1078

Mortgage Servicer:

Mortgage Servicer's Address:

Note: U.S. Small Business Administration Note dated September 28, 2022, by The Present House Holdings, LLC payable to Truist Bank in the stated principal amount of \$3,520,000.00.

Deed of Trust: Deed of Trust, Assignment of Leases and Rents and Security Agreement dated September 28, 2022, by Chalon N. Clark, as grantor/trustor, to J. Bradford Simpson, as trustee, for the benefit of Truist Bank as beneficiary, recorded September 29, 2022, as Document No. 202200258779 in the Official Records of Dallas County, Texas

Property to be Sold: The land situated in Dallas County, Texas, more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all improvements, fixtures, and appurtenances located thereon or appertaining thereto, and all personal property secured by the security agreement included in the Deed of Trust

Date of Sale (first Tuesday of month): September 2, 2025

Time of Sale: 10:00 a.m. or not later than three hours thereafter

Place of Sale:

The North Side of the George Allen Courts Building  
facing 600 Commerce Street Below the overhang, or  
as designated by the County Commissioners.

Default has occurred in the payment of the indebtedness evidenced by the Note, and the same now being fully due, the Mortgagee has requested the Substitute Trustee described herein, whom Mortgagee has appointed as trustee under the Deed of Trust, to sell the Property to be Sold in accordance with the terms of the Deed of Trust.

Accordingly, notice is given that on the Date of Sale, Substitute Trustee will offer the Property to be Sold for sale at public auction at the Place of Sale, to the highest bidder for cash (except that Mortgagee may bid a credit against the indebtedness secured by the Deed of Trust), "AS IS, WHERE IS," without any representation or warranty, express or implied. THERE WILL BE NO WARRANTY RELATED TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

This sale will be conducted subject to any prior matters of record affecting the Property to be Sold, if any, if such matters were recorded prior to the date of recordation of the Deed of Trust and were not subordinated to the Deed of Trust. Prospective bidders are urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Grantor, Mortgagee, or the Substitute Trustee.

If Mortgagee decides to postpone, withdraw, or reschedule the sale for another day, the Substitute Trustee need not appear on the Date of Sale at the Place of Sale to announce the postponement, withdrawal or rescheduling; instead, notice of any postponed or rescheduled sale will be posted, filed and noticed in accordance with the requirements under the Deed of Trust and the Texas Property Code. Such posting, filing and noticing may occur after the Date of Sale.

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

/s/ Georgia Berthelot  
Georgia Berthelot  
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC  
1301 McKinney Street, Suite 3700  
Houston, Texas 77010

Dated: 8/5/2025

**CERTIFICATE OF POSTING**

My name is Georgia Berthelot, and my address is 1301 McKinney St. Suite 3700, Houston, TX 77010. I declare under penalty of perjury that on August 5, 2025, I caused to be posted at the Dallas County Courthouse (or other designated place) this notice of sale.

Signed: /s/ Georgia Berthelot

Date: August 5, 2025



**EXHIBIT A**  
**(Description of Real Property)**

Tract I [Fee Simple]:

Lot 18, in Block AJ142, of Intown Homes at Farmers Market, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 201300055785, of the Plat Records, Dallas County, Texas.

Tract II [Easement Estate]:

Easement Estate as created and defined by that certain Shared Access Area Easement and Private Land Use Restrictions, dated 5/1/2012, executed by Fenway Development, Inc., filed 5/10/2012, recorded in/ under Clerk's File No. 201200135261, Real Property Records, Dallas County, Texas, as corrected and filed 6/25/2012, recorded in Clerk's File No. 201200181555, of the Real Property Records, Dallas County, Texas.

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

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

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** AUGUST 4, 2025

**NOTE:** Commercial Mortgage Note described as follows:

**Date:** DECEMBER 21, 2022  
**Maker:** " MP BUILD GROUP LLC  
**Payee:** EF MORTGAGE LLC, successor to the original lender.  
**Original Principal**  
**Amount:** \$1,421,460.55

2025 AUG -5 AM 11:51  
FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY MY DEPUTY

**DEED OF TRUST:** Deed of Trust described as follows:

**Date:** DECEMBER 21, 2022  
**Grantor:** MP BUILD GROUP LLC  
**Trustee:** CHRISTOPHER TERO  
**Beneficiary:** EF MORTGAGE LLC, successor by merger to the original beneficiary.  
**Recorded:** DOCUMENT NO. 202200322015, Real Property Records, DALLAS County, Texas.

**LENDER:** EF MORTGAGE LLC, successor by merger to the original lender.

**MORTGAGE SERVICER:** SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES

Servis One, Inc. d/b/a BSI Financial Services, having an address of 314 S. Franklin Street, Titusville, PA 16354, is the mortgage servicer for the mortgagee of the Deed of Trust and the parties have entered into an agreement granting Servis One, Inc. d/b/a BSI Financial Services, authority to service the mortgage and represent the mortgagee (the "Servicing Agreement"). Pursuant to the Servicing Agreement, Servis One, Inc. d/b/a BSI Financial

Services is granted authority to collect and service debt associated with the Deed of Trust. Under §51.0025 of the Texas Property Code, Servis One, Inc. d/b/a BSI Financial Services, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the mortgagee.

**BORROWER:** MP BUILD GROUP LLC

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER, KELLY GODDARD

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

SEPTEMBER 2, 2025, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In DALLAS County, Texas, at the George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

#### **RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

#### **APPOINTMENT OF SUBSTITUTE TRUSTEE**

**DEED OF TRUST:** Deed of Trust described as follows:

Date: DECEMBER 21, 2022  
Grantor: MP BUILD GROUP LLC  
Trustee: CHRISTOPHER TERO  
Beneficiary: EF MORTGAGE LLC, successor by merger to the original beneficiary.  
Recorded: DOCUMENT NO. 202200322015, Real Property Records, DALLAS County, Texas.

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER, KELLY GODDARD

Substitute Trustee's Mailing Address:  
c/o 3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of August 4, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

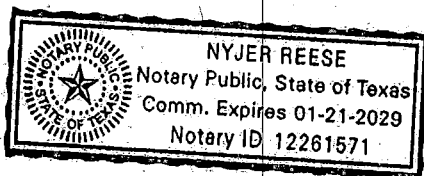
By: \_\_\_\_\_

Name: William Jennings, Attorney for EF  
MORTGAGE LLC and SERVIS ONE, INC.  
D/B/A BSI FINANCIAL SERVICES

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned authority, on this day appeared William Jennings, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on AUGUST 4, 2025



\_\_\_\_\_  
Notary Public, State of Texas

Notice of Sale executed by:

\_\_\_\_\_  
Name: David Garvin

Substitute Trustee

## **EXHIBIT A**

**Lot 5, in Block C/8041, of Northwood Hills Addition, Third Section, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 40, Page 149, of the Map Records of Dallas County, Texas.**

2025 AUG -7 AM 10: 56

## NOTICE OF FORECLOSURE SALE

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

**1. *Property to Be Sold.*** The property to be sold is described as follows: BEING A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, BLOCK 6960, DALLAS COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM CROW SURVEY, ABSTRACT NO. 298, AND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SHADY HOLLOW DEVELOPMENT, LLC, BY GENERAL WARRANTY DEED DATED MARCH 8, 2019, AND RECORDED IN INSTRUMENT NO. 201900059927, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE WEST LINE OF BLOCK 3/6956, KIMBALL ACRES - INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 52, PAGE 9, MAP RECORDS, DALLAS COUNTY, TEXAS, AT THE NORTHEAST CORNER OF BLOCK 4/6956, KIMBALL ESTATES, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 80, PAGE 2651, MAP RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 89 DEGREES 21 MINUTES 34 SECONDS WEST (DEED - SOUTH 89 DEGREES 22 MINUTES 03 SECONDS WEST), ALONG THE NORTH LINE OF SAID KIMBALL ESTATES, AND A 12 FEET WIDE ALLEY RIGHT-OF-WAY, A DISTANCE OF 830.82 (DEED - 830.89) FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID ALLEY WITH THE EAST LINE OF FUTURE LOS ANGELES BOULEVARD, AND BEING IN THE EAST LINE OF TRACT II AS DESCRIBED IN A STREET EASEMENT TO THE CITY OF DALLAS BY INSTRUMENT RECORDED IN VOLUME 96216, PAGE 821, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 15 DEGREES 06 MINUTES 31 SECONDS WEST (DEED - NORTH 15 DEGREES 06 MINUTES 49 SECONDS WEST, ALONG THE COMMON LINES OF LAST MENTIONED TRACTS AND THE EAST LINE PROPOSED LOS ANGELES BOULEVARD, A DISTANCE OF 306.73 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF SAID TRACT II;

THENCE SOUTH 88 DEGREES 37 MINUTES 010 SECONDS WEST (DEED - SOUTH 88 DEGREES 41 MINUTES 50 SECONDS WEST), ALONG THE COMMON BOUNDARY LINES OF LAST MENTIONED TWO TRACTS, AT 56.82 FEET, PASSING THE NORTHWEST CORNER OF SAID TRACT II AND CONTINUING FOR A TOTAL DISTANCE OF A DISTANCE OF 58.01 FEET TO A POINT COMMON TO AN EXTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT AND AN INTERIOR CORNER OF TRACT I, DESCRIBED IN A DEED TO THE CITY OF DALLAS RECORDED VOLUME 96216, PAGE 810, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 55 MINUTES 29 SECONDS WEST (DEED - NORTH 00 DEGREES 55 MINUTES 47 SECONDS WEST), ALONG A WEST LINE OF THE HEREIN DESCRIBED TRACT AND AN EAST LINE OF SAID TRACT I, AT 4.82 FEET, PASSING AN ANGLE POINT THEREOF COMMON TO THE MOST SOUTHERN CORNER OF TRACT I, DESCRIBED IN SAID INSTRUMENT TO THE CITY OF DALLAS, RECORDED IN VOLUME 96216, PAGE 821, DEED RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG A COMMON WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF SAID TRACT I, FOR A TOTAL DISTANCE OF 64.98 FEET, TO A POINT;

THENCE ALONG THE COMMON LINES OF SAID TRACT I AND THE HEREIN DESCRIBED TRACT THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89 DEGREES 10 MINUTES 41 SECONDS EAST (DEED - NORTH 89 DEGREES 10 MINUTES 23 SECONDS EAST), A DISTANCE OF 35.01 FEET TO A POINT;

2. NORTH 01 DEGREES 33 MINUTES 22 SECONDS WEST (NORTH 01 DEGREES 33 MINUTES 40 SECONDS WEST), A DISTANCE OF 34.41 FEET TO A POINT IN THE NORTHEAST LINE OF SAID LOS ANGELES BOULEVARD AT A SOUTHEASTERLY CORNER OF SAID TRACT I, AND IN THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

3. NORTH 15 DEGREES 25 MINUTES 24 SECONDS WEST (NORTH 15 DEGREES 25 MINUTES 42 SECONDS WEST, ALONG A NORTHEAST LINE OF SAID LOS ANGELES BOULEVARD AND SAID TRACT I AND WITH A WEST LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 131.76 FEET TO POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

4. ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 657.47 FEET, THROUGH A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES 27 SECONDS AN ARC DISTANCE OF 235.92 FEET AND A CHORD WHICH BEARS NORTH 25 DEGREES 43 MINUTES 07 SECONDS WEST (DEED - NORTH 25 DEGREES 43 MINUTES 25 SECONDS WEST), A DISTANCE OF 234.65 FEET;

5. NORTH 36 DEGREES 58 MINUTES 18 SECONDS WEST (DEED - NORTH 36 DEGREES 52 MINUTES 00 SECONDS WEST), ALONG LAST MENTIONED COMMON LINES, A DISTANCE OF 83.29 (DEED - 83.11) FEET, TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 6960, TRINITY TEMPLE ADDITION, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 68116, PAGE 2265, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT I AND A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 28 MINUTES 27 SECONDS EAST (DEED - NORTH 88 DEGREES 28 MINUTES 10 SECONDS EAST), ALONG THE SOUTH LINE OF SAID TRINITY TEMPLE ADDITION, PASSING THE EAST LINE OF SAID LOT 1 OF TRINITY TEMPLE ADDITION AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 6960, TRINITY TEMPLE ADDITION NO. 2, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 77033, PAGE 11, DEED RECORDS, DALLAS COUNTY, TEXAS, AND ALONG THE SOUTH SIDE OF A 10 FEET ALLEY BY SAID TRINITY TEMPLE ADDITION NO. 2, FOR A TOTAL DISTANCE OF 449.02 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRINITY TEMPLE ADDITION NO. 2, SAME BEING THE SOUTHWEST CORNER OF BLOCK B/6960, BLUE RIDGE ESTATES, AN ADDITION TO THE CITY OF DALLAS, RECORDED INSTRUMENT NO. 202000135583, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 40 MINUTES 40 SECONDS EAST (DEED - NORTH 88 DEGREES 40 MINUTES 21 SECONDS EAST), CONTINUING ALONG THE SOUTH LINE OF A 12.5 FEET ALLEY BY SAID BLUE RIDGE ESTATES AND THE SOUTH LINE OF SAID BLOCK B/6960, A DISTANCE OF 665.52 (DEED-652.54) - FEET, TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF KIMBALL ACRES INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 52, PAGE 9, MAP RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING IN THE WEST LINE OF A 10 FEET WIDE ALLEY AS DEDICATED BY SAID KIMBALL ACRES INSTALLMENT NO. 1;

25-000001-636-1 // 4000 SHADY HOLLOW LANE, DALLAS, TX 75233

THENCE SOUTH 00 DEGREES 35 MINUTES 34 SECONDS EAST (DEED - SOUTH 00 DEGREES 35 MINUTES 52 SECONDS EAST), ALONG THE COMMON LINE OF LAST MENTIONED TRACTS AND ALLEY, A DISTANCE OF 817.78 FEET, TO THE POINT OF BEGINNING AND CONTAINING 769,262 SQUARE FEET OR 17.660 ACRES OF LAND, MORE OR LESS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/13/2023 and recorded in Document 202300235924 real property records of Dallas County, Texas. Re-filed in Document 202500061402 real property records of Dallas County, Texas.

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

Date: 09/02/2025

Time: 12:00 PM

Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by SHADY HOLLOW DEVELOPMENT, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$500,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Dominion Financial Services, LLC is the current mortgagee of the note and deed of trust and DOMINION FINANCIAL SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Dominion Financial Services, LLC c/o DOMINION FINANCIAL SERVICES, LLC, 32 South St., Baltimore, MD 21202 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 8/7/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.



**NOTICE OF ASSESSMENT LIEN SALE**

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

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

WHEREAS, on the 5<sup>th</sup> day of November, 2024, a Notice of Lien was filed of record at Document No. 202400224000, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **ROSEMARY T. KING**, the present owner of said real property, to East University Place Condominium Association, Inc. (the "Association"); and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2<sup>nd</sup> day of September, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

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

Witness my hand this 8<sup>th</sup> day of August, 2025.

**EAST UNIVERSITY PLACE CONDOMINIUM  
ASSOCIATION, INC.**



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

This notice was posted by me on the 8<sup>th</sup> day of August, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

ALLEGED BY  
DALLAS COUNTY  
JOHN F. WARDEN  
COUNTY CLERK

2025 AUG - 8 PM 3:32

\_\_\_\_\_  
SIGNATURE

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

0125 11 24

**EXHIBIT "A"**

Unit 227, Building E, in the University Place Condominium, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to Declaration Recorded in Volume 78133, Page 2257 and Volume 78174, Page 1615, Condominium Records, Dallas County, Texas, together with any amendments thereto, and together with any undivided interest in the general common elements appurtenant thereto.; and having the street address of 4816 Amesbury Drive, Unit 227, Dallas, Texas.

**NOTICE OF ASSESSMENT LIEN SALE**

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

STATE OF TEXAS     §  
                                  §  
COUNTY OF DALLAS   §

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, on the 18<sup>th</sup> day of June, 2025, a Notice of Lien was filed of record as Document No. 202500126673, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **ANGELA BOND**, the present owner of said real property, to Brookhaven Club Townhomes Association (the "Association"); and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2<sup>nd</sup> day of September, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

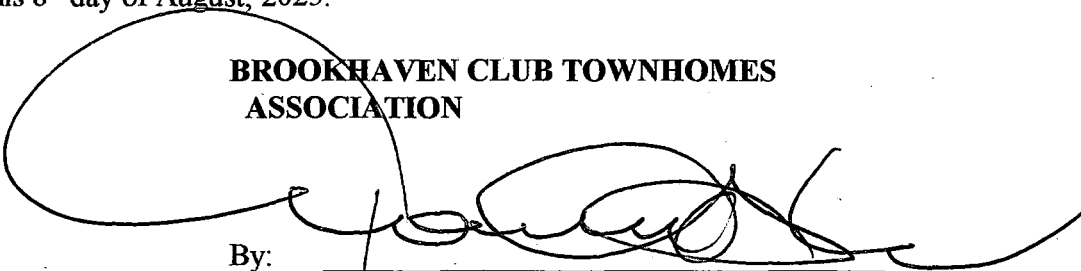
Said real estate is described as follows:

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

Witness my hand this 8<sup>th</sup> day of August, 2025.

**BROOKHAVEN CLUB TOWNHOMES  
ASSOCIATION**

By:

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

This notice was posted by me on the 8<sup>th</sup> day of August, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

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

2025 AUG -8 PM 3:32  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY DEPUTY

FILED

**EXHIBIT "A"**

Being Apartment-home No. C-4 and the space encompassed by the boundaries thereof located in Building C according to the Declaration and Master Deed. The other limited common elements appurtenant to said Apartment-Home as set forth in the Enabling Declaration and Master Deed. An undivided 2.784 percent ownership interest in and to the general common elements of Brooktown Towne Houses Condominium, an Condominium project in the City of Dallas, Dallas County, Texas, according to the Enabling Declaration and Master Deed, dated 1/17/72, filed 1/27/72, recorded in Volume 72019, Page 1310, of the Condominium Records of Dallas County, Texas, and having the street address of 3730 Vitruvian Way, Addison, Texas.

**NOTICE OF ASSESSMENT LIEN SALE**

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

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 29<sup>th</sup> day of May, 2025, a Notice of Lien was filed of record at Document No. 202500110619, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **ALEXANDRA WILSON**, is the owner, of said real property, to Sixty Forty Place Condominium Association (the "Association"); and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2<sup>nd</sup> day of September, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

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

Witness my hand this 8<sup>th</sup> day of August, 2025.

**SIXTY FORTY PLACE CONDOMINIUM  
ASSOCIATION**

By. 

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

This notice was posted by me on the 8<sup>th</sup> day of August, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

2025 AUG - 8 - PM 3:32  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

6713

**EXHIBIT "A"**

Unit 6042C in Building A and an undivided interest in and to the general and limited common elements of SIXTY FORTY PLACE CONDOMINIUMS, a Condominium Regime to the City of Dallas, Dallas County, Texas, according to the Condominium Declaration dated May 17, 1978, and Recorded in Volume 78098, Page 4042 and Amended in Volume 97150, Page 3701 and Volume 2004152, Page 3896, Condominium Records, Dallas County, Texas.; and having the street address of 6042-C Averill Way, Dallas, Texas.

**NOTICE OF ASSESSMENT LIEN SALE**

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

STATE OF TEXAS     §  
                              §  
COUNTY OF DALLAS   §

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, on the 24<sup>th</sup> day of June, 2025, a Notice of Lien was filed of record at Document No. 202500130299, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **ALETHA GRIFFIN**, the present owner of said real property, to Holly Glen Condominium Owners Association, Inc. (the "Association"); and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2<sup>nd</sup> day of September, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

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

Witness my hand this 8<sup>th</sup> day of August, 2025.

**HOLLY GLEN CONDOMINIUM OWNERS  
ASSOCIATION, INC.**

By: \_\_\_\_\_

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

This notice was posted by me on the 8<sup>th</sup> day of August, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

2025 AUG -8 PM 3:32  
JOSE E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

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

**EXHIBIT "A"**

Unit 11, BUILDING B, of HOLLY GLEN CONDOMINIUMS, a Condominium in the City of Dallas, Dallas County, Texas, together with the undivided interest in the common elements according to the Declaration recorded in Volume 80117, Page 1329, Condominium Records and as amended in Volume 81042, Page 406, Deed Records and affected by instruments filed in Volume 2000026, Page 722, Volume 2000080, Page 2421 and Volume 2000114, Page 8, Deed Records of Dallas County, Texas; and having the street address of 7525 Holly Hill Drive, #11, Dallas, Texas.



**NOTICE OF ASSESSMENT LIEN SALE**

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

STATE OF TEXAS     §  
                                  §  
COUNTY OF DALLAS   §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 13<sup>th</sup> day of May, 2025, a Notice of Lien was filed at Document 202500097538, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **SYMONE REDWINE**, the present owner of said real property, to 4044 Buena Vista Owners Association, Inc. (the "Association"); and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2<sup>nd</sup> day of September, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

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

Witness my hand this 8<sup>th</sup> day of August, 2025.

**4044 BUENA VISTA OWNERS  
ASSOCIATION, INC.**

By: 

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

This notice was posted by me on the 8<sup>th</sup> day of August, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

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

2025 AUG -8 PM 3:32  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY

**EXHIBIT "A"**

UNIT NO. 202, IN BUILDING A, TOGETHER WITH AN UNDIVIDED INTEREST IN THE APPURTENANT COMMON ELEMENTS OF 4044 BUENA VISTA CONDOMINIUM, A CONDOMINIUM REGIME SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION RECORDED IN VOLUME 79115, PAGE 160, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS; TOGETHER WITH ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO; and having the address of 4044 Buena Vista, #202, Dallas, Texas.

**NOTICE OF ASSESSMENT LIEN SALE**

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

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

WHEREAS, on the 24<sup>th</sup> day of June, 2025, a Notice of Lien was filed in the Official Public Records of Dallas County, Texas, at Document 202500130307, covering the real property herein described, concerning default in payment of the indebtedness owing by **JAMES W. CULLAR, III**, the present owner of said real property, to Preston on the Creek Condominium Association, Inc. (the "Association"); and

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

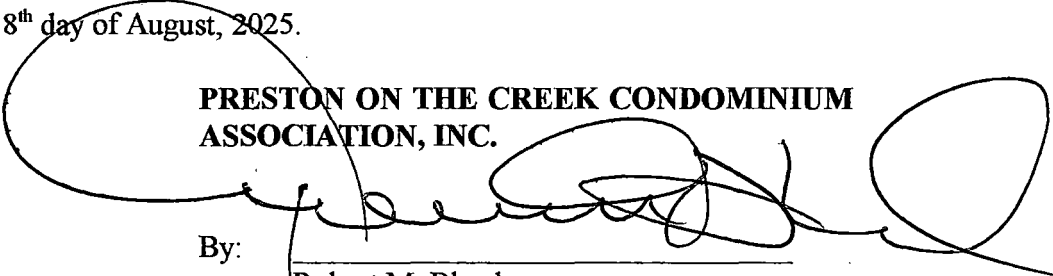
NOW, THEREFORE, notice is hereby given that on Tuesday, the 2<sup>nd</sup> day of September, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

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

Witness my hand this 8<sup>th</sup> day of August, 2025.

**PRESTON ON THE CREEK CONDOMINIUM  
ASSOCIATION, INC.**

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

This notice was posted by me on the 8<sup>th</sup> day of August, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

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

2025 AUG -8 PM 3:32  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY

**EXHIBIT "A"**

Being Unit 123, Building A, of PRESTON ON THE CREEK CONDOMINIUMS, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Enabling Declaration Filed March 17, 1983, recorded in Volume 83055, Page 2707, Condominium Records, Dallas County, Texas, supplemented in Volume 83097, Page 3765, Deed Records, Dallas County, Texas, together with an undivided 0.51% ownership interest in the general common elements as described in said Declaration, and together with exclusive use of the limited common elements appurtenant to said Unit and Building, all as described in said Declaration: and having the street address of 14277 Preston Road, Unit 123, Dallas, Texas.