

Inspira Financial Trust LLC Custodian FBO Steven Glasgow IRA 4490931, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

2025 AUG 12 PM 12:50

Emerson Emmanuel Garcia Pleitez  
Marilu Luna Garcia

1418 Exeter Dr., Dallas, TX 75216

Sent via first class mail and CMRR # 9489 0178 9820 3039 9617 81 on 08.12.2025

FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY OK DEPUTY

### NOTICE OF TRUSTEE'S SALE

WHEREAS Emerson Emmanuel Garcia Pleitez and Marilu Luna Garcia executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201700307788, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 2<sup>nd</sup> day of September, 2025

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 13, in Block 9/4309 of Bellevue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 475, of the Map Records of Dallas County, Texas.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

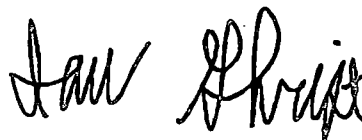
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**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 ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

FILED

Plan B Home Holdings, LLC, a Texas Limited Liability Company, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

2025 AUG 12 PM 12:49

Jose Alberto Garduno Santibanez  
Perla Yerania Ramos  
4520 Wedgecrest Dr., Dallas, TX 75232

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY CK DEPUTY

Sent via first class mail and CMRR # 9489 0178 9820 3039 9619 65 on 08.12.2025

### NOTICE OF TRUSTEE'S SALE

WHEREAS Jose Alberto Garduno Santibanez and Perla Yerania Ramos executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202200162116, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 2<sup>nd</sup> day of September, 2025

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 17, Block X/6048, of OAK PARK NORTH, an Addition to the City of Dallas, Texas, According to the Map thereof recorded in Volume 87002, Page 5269, of the Map Records of Dallas County, Texas. Commonly Known as: 4520 Wedgecrest Drive, Dallas, Texas 75232.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

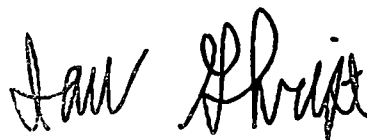
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



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Ian Ghrist, Richard Ramsey  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

Golden Falls Properties, LP, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Inocencio Fraga Juarez  
Maria C. Ramirez  
6303 Lovett Ave Dallas, TX 75227  
Sent via first class mail and CMRR # 9489 0178 9820 3039 9617 67 on 08.12.2025

FILED

2025 AUG 12 PM 12:50

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY CR DEPUTY

### NOTICE OF TRUSTEE'S SALE

WHEREAS inocencio Fraga Juarez and Maria C. Ramirez executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201400301082, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 2<sup>nd</sup> day of September, 2025

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

LOT 1, BLOCK 16/5810, OF PEACOCK TERRACE ADDITION, AN ADDITION TO THE CITY F DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 338, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 6303 LOVETT A VENUE, DALLAS, TEXAS.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

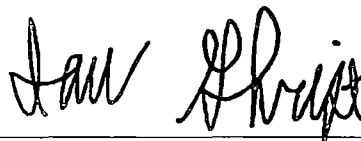
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

FILED

**NOTICE OF FORECLOSURE SALE**

2025 AUG 11 PM 3:42

Notice is hereby given of a public nonjudicial foreclosure sale.

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

DEPUTY

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: August 12, 2024

Grantor: LakeView Homes, LLP

Beneficiary: Broadstreet Bank

Substitute Trustee: Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent

Recording Information: Deed of Trust recorded under Clerk's File No. 202400164794, in the Official Public Records of Dallas County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

**All those certain lots, tracts or parcels of land situated in Dallas County, Texas, being more particularly described in the Deed of Trust and on what is attached hereto as Exhibit "A" and made a part hereof for all purposes;**

together with, all and singular: (a) all improvements and structures thereon; (b) all right, title and interest of Mortgagor in and to equipment, apparatus, fixtures and Personal Property now or hereafter attached thereto or used in connection with the operation of the Real Property, including (but not limited to) all heating, lighting, refrigeration, plumbing, ventilation, incinerating, water heating, cooking, dishwashing, radio, communication, electrical, air conditioning equipment, appliances, generators, engines and machinery, elevators, pumps, motors, compressors, boilers, condensing units, disposals, range hoods, furniture, furnishings, sprinklers, wiring, pipe, doors, windows, window screens, draperies, awnings, shelving, mantels, cabinets, paneling, wall coverings and floor coverings and such other goods as are ever used or furnished in operating any building or buildings located or to be located on the Real Property; together with all building materials, supplies, tools, implements and equipment now or hereafter delivered thereto or to be installed on the Real Property; (c) all rights, titles, powers, privileges, easements, licenses, permits, approvals, reservations, rights-of-way, bonds, and interests appurtenant thereto or used in connection with the Real Property; (d) all right, title, and interest of Mortgagor in and to adjacent streets, alleys, rights-of-way or sidewalks, drainage facilities, utility facilities, strips and gores between the Real Property and abutting properties and all permits, consents, licenses and bonds, if any, related to the ownership or operation of the Real Property; (e) all rights, titles, powers, and interests appurtenant or incidental to any of the foregoing, including without limitations, any and all water and water rights, water and sewer taps, rights under utility agreements with public or private entities or agencies with respect to providing of utility services; (f) all of Mortgagor's rights, if any, in and to all plans, drawings and abstracts pertaining

to the Mortgaged Property; (g) all insurance and proceeds of insurance related to the Mortgaged Property; (h) all accounts receivable, notes receivable, checks, drafts, contract rights, instruments, documents, chattel paper, and general intangibles of every nature evidencing Mortgagor's right to the payment of money and arising from the sale, lease or license of Mortgaged Property; and (i) all proceeds, cash and non-cash products, substitutions and replacements of Mortgaged Property together with all property of Mortgagor now or hereafter in the possession of Mortgagee, including deposits, savings accounts and certificates of deposit.

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

Date: **September 2, 2025**

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: George L. Allen, Sr. Courts Building in Dallas, Texas, at the following location:

The area outside the north side of the George L. Allen, Sr. Courts Building facing 600 Commerce Street below the overhang in Dallas, Texas, or at such other place as is designated by the Dallas County Commissioners' Court as the area where foreclosure sales shall occur.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

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



Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property 'AS IS' without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by LakeView Homes, LLP. The deed of trust is dated August 12, 2024, and is recorded in the office of the County Clerk of Dallas County, Texas, under Clerk's File No. 202400164794, in the Official Public Records of Dallas County, Texas.

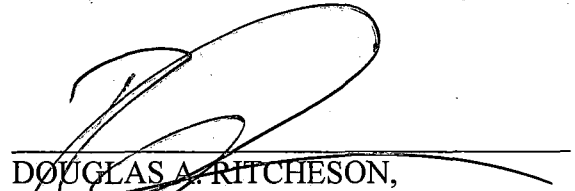
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the August 12, 2024 promissory note in the original principal amount of \$1,200,000.00, executed by LakeView Homes, LLP, and payable to the order of Broadstreet Bank;

(2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Broadstreet Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Broadstreet Bank, Attention: Jason Sobel, telephone (903) 569-2602.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: August 7, 2025



DOUGLAS A. RITCHESON,  
Substitute Trustee  
821 ESE Loop 323, Suite 530  
Tyler, Texas 75701  
Tel: (903) 535-2900  
Fax: (903) 533-8646

**Notice to Members of the Armed Forces of the United States:**

**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.**

## EXHIBIT "A"

### TRACT 1:

SITUATED in the City of Dallas, Dallas County, Texas, and being a tract of land in the GEORGE W. SHAW SURVEY, Abstract No. 1387, and in City Block 8770, and said tract embracing parts of Tracts 1 and 2 as described in deed to Chai Voraritskul recorded in Volume 98133, Page 5171, of the Dallas County Deed Records, and said tract being more fully described as follows:

BEGINNING at a 1/2" iron rod found in place for the most westerly northwesterly corner of said Tract 2 and the east corner of that certain Ingress-Egress Easement described in instrument recorded in Volume 90202, Page 1130, of said Deed Records, and in the southwesterly line of Lot 2, Block A/8770, KMEZ Addition, as shown on plat thereof recorded in Volume 90009, Page 2465, of said Deed Records;

THENCE South 72 degrees, 13 minutes, 20 seconds East with the most westerly northeasterly line of said Tract 2 and said southwesterly line of Lot 2, KMEZ Addition, 635.0 feet to a 1/2" iron rod found in place for the south corner of said Lot 2;

THENCE North 44 degrees, 49 minutes, 20 seconds East with the northwesterly line of said Tract 2 and the southeasterly line of said Lot 2, passing the east corner of said Lot 2, KMEZ Addition, continuing in all 985.52 feet to the north corner of said Tract 2, in the southwesterly line of that certain tract conveyed to Peggy Sue Staniec by deed recorded in Volume 92046, Page 1212, of said Deed Records;

THENCE South 72 degrees 07 minutes, 10 seconds East with the northeasterly line of said Tract 2 and said southwesterly line of said Peggy Sue Staniec tract, and continuing with the southwesterly line of tracts conveyed to Stephen D. Ford by deed recorded in Volume 74098, Page 1346, to Benito Ruiz, by deed recorded under County Clerk's File No. 201700221548, to Louis Mann and Lynn Mann by deed recorded in Volume 2004083, Page 6026, and to Irma Ramos Hernandez, by deed recorded in Volume 8770, Page 1387, all in said Deed Records, and continuing in all 1690.08 feet to a 1/2" iron rod found in place for the east corner of said Tract 2, and the occupied north corner of tracts conveyed to Henry Edward Hicks by deed filed under County Clerk's File No. 201400073552;

THENCE South 43 degrees, 40 minutes West with the southeasterly line of said Tract 2 and the northwesterly line of said Hicks tracts and continuing with a part of the northwesterly line of that certain tract conveyed to Betty J. Baty Revocable Living Trust by deed recorded under Clerk's File No. 200503567000, passing the south or southwest corner of said Tract 2 and continuing with the southeast line of Tract 1 in said Voraritskul deed, in all 1086.61 feet to the south corner of a remainder of said Tract 1;

THENCE North 72 degrees, 13 minutes 20 seconds West with the southwesterly line of said Tract 1 remainder, 1905.76 feet to the north corner of that certain tract conveyed to Woodmont Bloc, L. P., a Texas limited partnership, by deed recorded in Volume 2004041, Page 7193, of said Deed Records in the southeasterly line of that certain tract conveyed to Jeffrey Dean Granberry by deed recorded in Volume 91232, Page 4574, of said Deed Records, from which point a 5/8" iron rod with cap found in place bears North 40 degrees East, 1.22 feet;

THENCE North 44 degrees, 25 minutes, 20 seconds East with the northwesterly line of said Tract 1 remainder and said southeasterly line of Granberry tract, 59.10 feet to a 1/2" iron rod found in place for a corner of said Tract 1 in the southwesterly line of said Tract 2, said point being also the east corner of said Granberry tract;

THENCE North 72 degrees, 13 minutes, 20 seconds West with the southwesterly line of said Tract 2 and with the northerly lines of said Granberry tract and Lot 1, Block A/8770, Billie Ruth Addition, as shown on plat thereof recorded in Volume 80036, Page 2459, of said Deed Records, in all 419.51 feet to the most westerly southwest corner

of said Tract 2 and the southeast corner of that certain Ingress-Egress Easement described in instrument recorded in Volume 90202, Page 1130, of said Deed Records;

THENCE North 17 degrees, 46 minutes, 40 seconds East with the northwesterly line of said Tract 2 and the southeasterly line of said Ingress-Egress Easement, 50.0 feet to the PLACE OF BEGINNING, and containing 39.242 acres.

#### TRACT 2: EASEMENT

Non-exclusive easement for pedestrian and vehicular ingress and egress in, to and over the following described tract of land, reserved in Correction Warranty Deed and Reservation of Easement executed by S. L. Napier, Jr., et al, to Summit-Dallas Broadcasting Corporation, dated June 8, 1989, filed October 15, 1990, recoded in Volume 90202, Page 1130, of the Deed Records of Dallas County, Texas;

Being a tract or parcel of land situated in the City of Dallas, Dallas County, Texas, and being part of the George W. Shaw Survey, Abstract No. 1387, and being part of Block 8770 and being part of that tract of land conveyed to S. L. Napier, Jr., by deed recorded in Volume 79194, Page 533, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for corner in the centerline of St. Augustine Road, said rod being North 45 degrees, 00 minutes, 00 seconds, East a distance of 916.00 feet from the intersection of the centerline of Middlefield Road and the centerline of St. Augustine Road said line also being the Northwesterly line of said George W. Shaw Survey;

THENCE North 45 degrees, 00 minutes, 00 seconds East along the centerline of St. Augustine Road a distance of 56.14 feet to a 1/2" iron rod with plastic cap set for corner;

THENCE South 72 degrees, 02 minutes 42 seconds East a distance of 405.25 feet to a 1/2" iron rod with plastic cap set for corner;

THENCE South 17 degrees, 57 minutes, 18 seconds West a distance of 50.00 feet to a 1/2" iron rod with plastic cap set for corner in the Northeasterly line of the Billie Ruth Subdivision, an Addition in the City of Dallas as recorded in Volume 80036, Page 2459, of the Deed Records of Dallas County, Texas;

THENCE North 72 degrees, 02 minutes, 42 seconds West along the Northeasterly line of the said Billie Ruth Subdivision and along the Northeasterly line of a tract of land conveyed to H. D. and Ruth Heath as recorded in Volume 5925, Page 106, of the Deed Records of Dallas County, Texas, a distance of 430.78 feet to the point of Beginning, and containing 20,901 square feet or 0.4798 acres of land, more or less.

FILED

**Notice of Foreclosure Sale**

2025 AUG 11 PM 2:16

August 11, 2025

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

Deed of Trust ("Deed of Trust"):

Dated: October 21, 2022

Grantor: Jorge Alberto Padilla Ayala and Margarita Cecibel Cristales Ascencio

Trustee: J. Mark Riebe

Lender: TexasBank

Recorded in: Instrument No. 202200284283 of the real property records of Dallas County, Texas

Legal Description: Lot 2, Block J/8823, KENSINGTON VALLEY ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Document No. 2020-186685, Map Records, Dallas County, Texas

Property Address: 713 Cyrus Street, Dallas, Texas 75253

Secures: Promissory Note ("Note") in the original principal amount of \$215,400.00, executed by Jorge Alberto Padilla Ayala and Margarita Cecibel Cristales Ascencio ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Nominee for Lender/

Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS")

Nominee for Lender/

Beneficiary's Address: P.O. Box 2026, Flint, MI, 48501

Foreclosure Sale:

Date: Tuesday, September 2, 2025

Time: The sale of the Property will be held between the hours of 10:00

A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 12:00 P.M. and not later than three hours thereafter.

Place: On the north side of the George Allen Courts Building facing Commerce Street, below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that TexasBank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TexasBank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Nominee for Lender/ Beneficiary is representing TexasBank in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with TexasBank. The address of Nominee for Lender/ Beneficiary is set forth above.

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 TexasBank 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 TexasBank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS

IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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

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



---

Craig C. Lesok  
Attorney for Lender  
SBOT No. 24027446



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Craig C. Lesok  
226 Bailey Ave, Ste 101  
Fort Worth, TX 76107  
Telephone (817) 882-9991  
Telecopier (817) 882-9993  
E-mail: craig@lesoklaw.com

FILED

2025 AUG 11 PM 2:15

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF DALLAS    §

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

**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.**

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

**DATE OF SALE:**     Tuesday, the 2nd day of September, 2025.

**TIME OF SALE:**     Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale will commence is 10:00 a.m., and the sale will commence no later than 12:59 p.m.

**PLACE OF SALE:**    Dallas County Courthouse, George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, at the area at the George Allen Courts Building designated by the Commissioner's Court, Dallas County, Texas, where the foreclosures are to take place, such area is on the North Side of the Building facing 600 Commerce Street below the overhang.

**INFORMATION REGARDING THE LIEN THAT IS THE SUBJECT OF THIS SALE:**

**NAME OF DOCUMENT:** Enabling Declaration for Establishment of a Condominium Regime for "Birchbrook II Condominium", recorded under Volume 79203, Page 2866 in the Official Public Records of Dallas County, Texas, (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

**INDEBTEDNESS SECURED:** Pursuant to the *Enabling Declaration for Establishment of a Condominium Regime for "Birchbrook II Condominium"*, recorded under Volume 79203, Page 2866 in the Official Public Records of Dallas County, Texas, (the "Declaration"), Birchbrook II Condominium Association, Inc. (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of Birchbrook II Condominiums (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

**APPOINTMENT OF TRUSTEE:**



NAME OF DOCUMENT: Appointment of Trustee

DATE: July 21, 2025.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brilliant, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, and/or Marla Jones, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in Birchbrook II Condominiums Homeowner Association (the "Project") and is subject to the Enabling Declaration for Establishment of a Condominium Regime for "Birchbrook II Condominium", (the "Declaration").

**AmErika's Global Realty LLC** ("Debtor") is the owner of the Property pursuant to an Warranty Deed recorded at Document No. 202300035982, Official Public Records, Dallas County, Texas;

The Declaration establishes Birchbrook II Condominium Association, Inc. (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

The Declaration and/or the Texas Uniform Condominium Act creates an express contractual lien on each condominium unit in the Project to secure the payment of any due but unpaid Assessments owed by any unit owner (the "Lien") and authorizes the Association to enforce such Lien through nonjudicial foreclosure;

The Declaration and/or the Texas Uniform Condominium Act provides that by accepting a deed to his or her condominium unit, such owner shall be deemed to have expressly granted to the Association a power of sale upon his or her unit to secure payment of the Assessments thereafter imposed upon such owner and without other formality than executing an instrument in writing, the Association shall have the right to appoint a successor or trustee to exercise the power of sale;

Debtor has failed to pay the Assessments imposed by the Association;

The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brilliant, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, and/or Marla Jones, act as trustee pursuant to the Appointment of Trustee, sell the Property, and apply the proceeds of such sale in accordance with the provisions of the Declaration. Pursuant to section 51.009 of the Texas Property Code, the sale of the Property will be AS IS condition, without any express or implied warranties, and subject to any prior encumbrances to title filed of record and/or expressly set forth in the Declaration.

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases, and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Dallas County, Texas, or by an on-the-ground inspection of the Property.

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

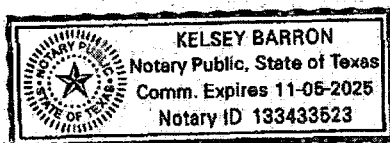
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish to obtain more information regarding your rights as a debtor, please visit: <https://www.consumerfinance.gov/>. Additionally, should you dispute all or any part of the sums set forth above please email [debtverification@caglepugh.com](mailto:debtverification@caglepugh.com).

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 31<sup>st</sup> day of July, 2025.

Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brilliant, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, and/or Marla Jones, any to act as trustee

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 31<sup>st</sup> day of July, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brilliant, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, and/or Marla Jones, Trustee.

  
Notary Public Signature

**NAME AND ADDRESS OF TRUSTEE:**

Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brilliant, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, and/or Marla Jones, any to act as trustee

CAGLE PUGH

4301 Westbank Drive, Building A, Suite 150,  
Austin, Texas 78746

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

**ADDRESS: 5076 MATILDA ST #226, DALLAS, TEXAS 75206**

**UNIT NO 226, BUILDING 1, AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS, OF BIRCHBROOK II CONDOMINIUM A CONDOMINIUM REGIMS SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE DECLARATION RECORDED IN VOLUME 79203, PAGE 2866, CONDOMINIUM RECORDS DALLAS COUNTY, TEXAS.**

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 14, 2012 and recorded under Clerk's File No. 201200372374, in the real property records of Dallas County Texas, with Andrew Hagemann, an unmarried person as Grantor(s) and Compass Bank as Original Mortgagee.

Deed of Trust executed by Andrew Hagemann, an unmarried person securing payment of the indebtedness in the original principal amount of \$180,072.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Andrew Hagemann. PNC Bank National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

#### Legal Description:

**LOT 5, BLOCK C/7429 OF NORTHWOOD HOMES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32, PAGE 199, MAP RECORDS, DALLAS COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 09/02/2025**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: Dallas County Courthouse, Texas at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, GuyWiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on August 4, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

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

C&M No. 44-24-01224

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	TRUE FOUNDATION NON-DENOMINATIONAL CHURCH, INCORPORATED	Deed of Trust Date	August 21, 2019
Original Mortgagee	Prosperity Bank	Original Principal	\$225,336.00
Recording Information	Instrument #: 201900222969 in Dallas County, Texas	Original Trustee	David Zalman
Property Address	2035 Canada Drive, Dallas, TX 75212	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 LOT 9 AND LOT 10 IN BLOCK 1 OF ROOSEVELT MANOR ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 178, MAP RECORDS DALLAS COUNTY, TEXAS.**

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.

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TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-00993

PAGE 1

## NOTICE OF TRUSTEE'S SALE

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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 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 7, 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 SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 1/3/2025	<b>Grantor(s)/Mortgagor(s):</b> N&J ENTERPRISES INC., A TEXAS CORPORATION,
<b>Original Beneficiary/Mortgagee:</b> FIDELIS EQUITY AND REAL ESTATE FUND B, LLC ISAOA/ATIMA	<b>Current Beneficiary/Mortgagee:</b> Fidelis Equity and Real Estate fund B, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 202500012051	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> Pacific Equity and Loan is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3620 100th St. SW, Suite B, Lakewood, WA 98499
<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:** LOTS D AND E, BLOCK 19/4315, , RAMONA ACRES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 425, MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 8/8/2025



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Pacific Equity and Loan

Dated: 8/10/2025

Printed Name:

**Shelley Ortolani**

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

2025 AUG 11 PM 1:13  
JOSEPH M. JACOBSON  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

**MH File Number:** TX-25-110455-POS  
**Loan Type:** Business Purpose Loan

2018 EARNHARDT WAY  
DALLAS, TX 75217

00000010517274

**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 September 06, 2002 and recorded in Document INSTRUMENT NO. 1987463; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2023-202300206546 real property records of DALLAS County, Texas, with SHIRLEY A. HAYNES AND HUSBAND, RICHARD W. HAYNES, grantor(s) and ALLIED HOME MORTGAGE CAPITAL CORP., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SHIRLEY A. HAYNES AND HUSBAND, RICHARD W. HAYNES, securing the payment of the indebtednesses in the original principal amount of \$142,751.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2006-RF3 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

2025 AUG 11 PM 12:12  
JULIE WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY [Signature]  
DPT-11



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY FLEMING, ISRAEL SAUCEDO, OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8/11/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 8/11/25

2018 EARNHARDT WAY  
DALLAS, TX 75217

00000010517274

00000010517274

DALLAS

**EXHIBIT "A"**

LOT 1, BLOCK C, BRUTON RIDGE ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS,  
ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2001056, PAGE 13 MAP RECORDS, DALLAS COUNTY,  
TEXAS.

1810 JIM REINTHAL COURT  
DALLAS, TX 75217

00000010507713

**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 December 30, 2005 and recorded in Document INSTRUMENT NO. 200600101783; AS AFFECTED BY CORRECTION INSTRUMENT NO. 200600205411 real property records of DALLAS County, Texas, with ANTHONY MORRIS TAYLOR AND RISHAUNTRA DAVIS, grantor(s) and DALLAS AREA HABITAT FOR HUMANITY, INC AKA DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ANTHONY MORRIS TAYLOR AND RISHAUNTRA DAVIS, securing the payment of the indebtednesses in the original principal amount of \$57,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DALLAS AREA HABITAT FOR HUMANITY, INC. AKA DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

BY   
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

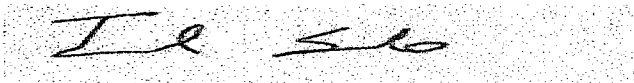
2025 AUG 11 PM 12:11

FILED



**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 8/11/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 8/11/25

1810 JIM REINTHAL COURT  
DALLAS, TX 75217

00000010507713

00000010507713

DALLAS

**EXHIBIT "A"**

BEING LOT 4, BLOCK C/6722, OF HFH LIMESTONE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2005184, PAGE 13, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

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

WHEREAS, on October 21, 2019, MELCHOR PEREZ-ZUNIGA, A MARRIED MAN AND MARIA PUENTE, SIGNING PRO FORMA TO PERFECT LIEN, executed a Deed of Trust/Security Instrument conveying to BENJAMIN CARPENTER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CALCON MUTUAL MORTGAGE LLC DBA ONETRUST HOME LOANS ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201900325084 in the DEED OF TRUST OR REAL PROPERTY RECORDS of DALLAS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 2, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 79, IN BLOCK G/8813, OF SHADY OAKS ESTATES PHASE 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER CLERK'S FILE NO. 201900071168 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 14253 WRANGLER WAY, DALLAS, TX 75253

Mortgage Servicer: SERVICEMAC

Noteholder: CALCON MUTUAL MORTGAGE LLC DBA ONETRUST  
HOME LOANS  
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

### **ACTIVE MILITARY SERVICE NOTICE**

**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.**

WITNESS MY HAND this 11 day of August, 2025



Jeff Benton, Brandy Bacon, Michelle Schwartz,  
Guy Wiggs, David Stockman, Donna Stockman,  
Janet Pinder, Jamie Dworsky, Angela Cooper,  
Stockman Foreclosure Services inc., Marinosci  
Law Group PC, Resolve Trustee Services, LLC

Substitute Trustee Address:

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

FILED

2025 AUG 11 PM 12:10

JOHN F. WARDEN  
COUNTY CLERK  
DALLAS COUNTY  
BY 



12

**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.**

**NOTICE OF TRUSTEE'S SALE**

Notice is hereby given that on Tuesday, the 2nd day of September 2025; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

**Date of Deed of Trust:** March 26, 2020

**Maker:** Alvin Richards

**Original Trustee named in Deed of Trust:** Tina Hill

**Original amount of Secured Indebtedness:** \$99,787.38

**Original Beneficiary named in Deed of Trust:** T.O. Scherer and Mariette Johnson Scherer

**Property described in Deed of Trust:**

Being Unit 1311, in Building M, of Forestwood on the Creek II Condominiums, a condominium regime situated in the City of Dallas, Dallas County, Texas together with an undivided interest in the common elements according to the Declaration, recorded in Volume 84099, Page 0732, and Certificate of Correction of Errors recorded in Volume 84099, Page 0728, Condominium Records, Dallas County, Texas. **More commonly known as 9601 Forest Lane #1311, Bldg M, Dallas, TX 75243.**

Said Deed of Trust is recorded under Document No. 202000090342 in the Deed of Trust Records of Dallas County, Texas.

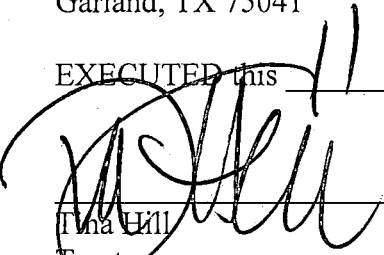
2025 AUG 12 AM 10:13  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

FILED

**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. T.O. Scherer and Mariette Johnson Scherer Are representing themselves through their attorneys and their address is :

1795 Northwest Highway  
Garland, TX 75041

EXECUTED this 11 day of August, 2025

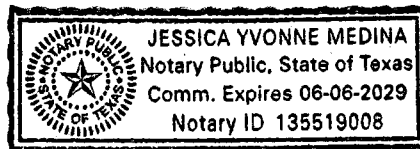
  
Tina Hill  
Trustee

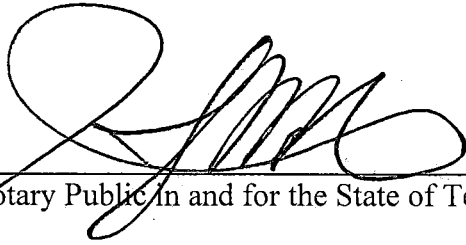
1795 Northwest Highway  
Garland, TX 75041  
972-271-1700

#### ACKNOWLEDGMENT

THE STATE OF TEXAS   §  
  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 11<sup>th</sup> day of August 2025, by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.



  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

PREPARED IN THE LAW OF:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

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

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

**Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

**Master Revolving Note:**

Date: November 7, 2011

Borrower(s): Centennial Radiator, Inc.

Payee: Cadles of West Virginia LLC, as successor-in-interest to Comerica Bank

Original Principal Amount: \$25,000.00

**Fixed Rate-Installment Note:**

Date: November 10, 2017

Borrower(s): Centennial Radiator, Inc.

Payee: Cadles of West Virginia LLC, as successor-in-interest to Comerica Bank

Original Principal Amount: \$200,000.00

**Deed of Trust, Security Agreement, and Assignment of Rents:**

Date: November 10, 2017

Grantor(s): Dina R. Wood

Trustee: Brain P. Foley

Recorded in: Document Number 201700321081, Dallas County, Texas

**Property:**

Lots 42, 43, 44, 45, 46, 47, and 48, Block L/6364, Industrial Acres Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 12, Page 317, Map Records of Dallas County, Texas.

**Present Owner of Promissory Note(s) and Beneficiary under Deed of Trust:**

Cadles of West Virginia LLC, as successor-in-interest to Comerica Bank

FILED  
2025 AUG 12 AM 10:04  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

**Information regarding the public sale to be held:**

Substitute Trustee: John T. Easter, Jeffrey V. Leaverton, Christopher V. Arisco, or Wesley W. McCutcheon  
Substitute Trustee  
Padfield & Stout, LLP  
100 Throckmorton Street, Suite 700  
Fort Worth, Texas 76102

Appointed by written instrument and recorded or to be recorded in the Official Public Records of Dallas County, Texas.

Date of Sale: September 2, 2025, being the first Tuesday in said month.

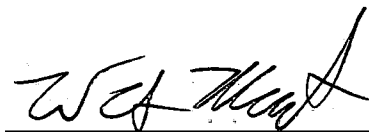
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Dallas, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: George Allen Courts Building, 600 Commerce Street, Suite 103, Dallas, TX 75202 at the following location: North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as designated by the County Commissioners.

Default has occurred in the payment of the indebtedness evidenced by the Notes. Because of such default, Cadles of West Virginia LLC appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Cadles of West Virginia LLC make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



---

Wesley W. McCutcheon, Substitute Trustee

## ACKNOWLEDGMENT

STATE OF TEXAS

§

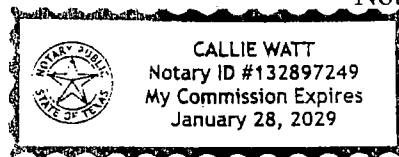
COUNTY OF TARRANT

§

§

This instrument was acknowledged before me on August 12, 2025 by Wesley W. McCutcheon, in his capacity as Substitute Trustee.

(Personalized Seal)



Callie Watt  
Notary Public, in and for the State of Texas

Please Return File-Stamped Copy to:

Padfield & Stout, LLP  
Attn: Wesley W. McCutcheon  
100 Throckmorton Street, Suite 700  
Fort Worth, Texas 76102

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

**DEED OF TRUST:** Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (together with any and all modifications or amendments, the “*Deed of Trust*”) described as follows:

<u>Date:</u>	July 1, 2024
<u>Grantor:</u>	SILVER STAR CRE, LLC, a Delaware limited liability company and SILVER STAR CRE II, LLC, a Delaware limited liability company.
<u>Original Trustee:</u>	W. BRIAN MEMORY 5830 Granite Parkway, Suite 1000 Plano, Texas 75024
<u>Beneficiary:</u>	BSPRT CRE FINANCE, LLC, a Delaware limited liability company.
<u>Recorded:</u>	Document No. 202400132472 in the real property records of Dallas County, Texas.
<u>Real Property:</u>	The real property located in Dallas County, Texas, more particularly described in <b><u>Exhibit A</u></b> (the “ <i>Property</i> ”) attached hereto and incorporated herein by reference, together with all improvements; easements; equipment, fixtures, and personal property; leases and rents; and other rights appurtenant to the real property, as described in the Deed of Trust, and the other collateral (collectively, the “ <i>Other Collateral</i> ”) described in the Deed of Trust, Loan Agreement, and other Loan Documents (as defined in the Loan Agreement).

**NOTE A-1:** Promissory Note A-1 (together with any and all extensions, renewals, modifications, restatements and/or replacements thereof, the “*Note A-1*”) described as follows:

<u>Date:</u>	July 1, 2024
<u>Maker:</u>	SS 201 HIGHWAY 31 NW, LLC, a Delaware limited liability company, SS 879 HIGHWAY 78, LLC, a Delaware limited liability company, SS 1401 GOLDEN SPRINGS ROAD, LLC, a Delaware limited liability company, SS 1800 AIRPORT ROAD, LLC, a Delaware limited liability company, SS 300 E F STREET, LLC, a Delaware limited liability company, SS 819 W MAIN STREET, LLC, a Delaware limited liability company, SS 533 N MAIN STREET, LLC, a Delaware limited liability company, SS 17909 BURKE STREET, LLC, a Delaware limited liability company, SS 104 HIGHWAY 52 W, LLC, a Delaware limited liability company, SS 200 W MAPLEWOOD LANE, LLC, a Delaware limited liability company, SS 1300 HAZELWOOD DRIVE, LLC, a Delaware limited liability company, SS N 168 W 21330 MAIN STREET, LLC, a Delaware limited liability company, SS 333 PHILLIPS BOULEVARD, LLC, a Delaware limited liability company, SS 812 N MAIN STREET, LLC, a Delaware limited liability company,

FILED

2025 AUG 12 PM 12:04

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY DEPUTY

	company, SS 1401 SPRINGDALE STREET, LLC, a Delaware limited liability company, and SS 1531 S MADISON ROAD, LLC, a Delaware limited liability company.
<u>Original Payee:</u>	BSPRT CRE FINANCE, LLC, a Delaware limited liability company.
<u>Original Principal Amount:</u>	FORTY-THREE MILLION SIX HUNDRED SIXTY-NINE THOUSAND THREE HUNDRED THIRTY-EIGHT AND 68/100 DOLLARS (\$43,669,338.68).

**NOTE A-2:** Promissory Note A-2 (together with any and all extensions, renewals, modifications, restatements and/or replacements thereof, the “**Note A-2**”) described as follows:

<u>Date:</u>	July 1, 2024
<u>Maker:</u>	SS 201 HIGHWAY 31 NW, LLC, a Delaware limited liability company, SS 879 HIGHWAY 78, LLC, a Delaware limited liability company, SS 1401 GOLDEN SPRINGS ROAD, LLC, a Delaware limited liability company, SS 1800 AIRPORT ROAD, LLC, a Delaware limited liability company, SS 300 E F STREET, LLC, a Delaware limited liability company, SS 819 W MAIN STREET, LLC, a Delaware limited liability company, SS 533 N MAIN STREET, LLC, a Delaware limited liability company, SS 17909 BURKE STREET, LLC, a Delaware limited liability company, SS 104 HIGHWAY 52 W, LLC, a Delaware limited liability company, SS 200 W MAPLEWOOD LANE, LLC, a Delaware limited liability company, SS 1300 HAZELWOOD DRIVE, LLC, a Delaware limited liability company, SS N 168 W 21330 MAIN STREET, LLC, a Delaware limited liability company, SS 333 PHILLIPS BOULEVARD, LLC, a Delaware limited liability company, SS 812 N MAIN STREET, LLC, a Delaware limited liability company, SS 1401 SPRINGDALE STREET, LLC, a Delaware limited liability company, and SS 1531 S MADISON ROAD, LLC, a Delaware limited liability company.
<u>Original Payee:</u>	BSPRT CRE FINANCE, LLC, a Delaware limited liability company.
<u>Original Principal Amount:</u>	FOURTEEN MILLION EIGHTY THOUSAND SIX HUNDRED SIXTY-ONE AND 32/100 DOLLARS (\$14,080,661.32).

Note A-1 and Note A-2 are herein referred to as the “**Notes.**” BSPRT CS LOAN, LLC, a Delaware limited liability company, and BSP OF FINANCE, LLC, a Delaware limited liability company, are the current holders of the Notes, Deed of Trust, and other Loan Documents (as defined in the Loan Agreement).

Default has occurred in the payment of the Notes and in the performance of the obligations of the Deed of Trust. Because of that default, BSPRT CS LOAN, LLC and BSP OF FINANCE, LLC have requested Substitute Trustee to sell the Property.

**FORECLOSURE SALE:**

<u>Mortgagee:</u>	BSPRT CS LOAN, LLC, a Delaware limited liability company and BSP OF FINANCE, LLC, a Delaware limited liability company (together, as successors-in-interest to BSPRT CRE FINANCE, LLC) (" <b><i>Mortgagee</i></b> ").
<u>Mortgagor:</u>	SS 201 HIGHWAY 31 NW, LLC, a Delaware limited liability company, SS 879 HIGHWAY 78, LLC, a Delaware limited liability company, SS 1401 GOLDEN SPRINGS ROAD, LLC, a Delaware limited liability company, SS 1800 AIRPORT ROAD, LLC, a Delaware limited liability company, SS 300 E F STREET, LLC, a Delaware limited liability company, SS 819 W MAIN STREET, LLC, a Delaware limited liability company, SS 533 N MAIN STREET, LLC, a Delaware limited liability company, SS 17909 BURKE STREET, LLC, a Delaware limited liability company, SS 104 HIGHWAY 52 W, LLC, a Delaware limited liability company, SS 200 W MAPLEWOOD LANE, LLC, a Delaware limited liability company, SS 1300 HAZELWOOD DRIVE, LLC, a Delaware limited liability company, SS N 168 W 21330 MAIN STREET, LLC, a Delaware limited liability company, SS 333 PHILLIPS BOULEVARD, LLC, a Delaware limited liability company, SS 812 N MAIN STREET, LLC, a Delaware limited liability company, SS 1401 SPRINGDALE STREET, LLC, a Delaware limited liability company, and SS 1531 S MADISON ROAD, LLC, a Delaware limited liability company.
<u>Date:</u>	<b>SEPTEMBER 2, 2025</b> , the first Tuesday of the month.
<u>Time:</u>	The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; <b>the earliest time at which the Foreclosure Sale will begin is 10:15 a.m. and not later than three hours thereafter.</b>
<u>Place:</u>	The area designated by the Commissioners Court of Dallas County, Texas, pursuant to Section 51.002 of the Texas Property Code, or if no such location is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Substitute Trustee's Sale has been posted.
<u>Terms of Sale:</u>	The Foreclosure Sale will be conducted as a public auction and the Property and Other Collateral will be sold to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The purchase price is due and payable without delay on Substitute Trustee's acceptance of the purchaser's bid.
<u>Substitute Trustees:</u>	Jacob Sparks, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024 Email: Jacob.Sparks@NelsonMullins.com  Brent T. Buyse, Esq. Nelson Mullins Riley & Scarborough LLP



	<p>3333 Lee Parkway, Suite 750  Dallas, Texas 75219  Email: Brent.Buyse@NelsonMullins.com</p> <p>Xenna K. Davis, Esq.  Nelson Mullins Riley &amp; Scarborough LLP  5830 Granite Parkway, Suite 1000  Plano, Texas 75024  Email: Xenna.Davis@NelsonMullins.com</p> <p>Eva Diaz, Esq.  Nelson Mullins Riley &amp; Scarborough LLP  5830 Granite Parkway, Suite 1000  Plano, Texas 75024</p> <p>Tracy Kambobe, Esq.  Nelson Mullins Riley &amp; Scarborough LLP  5830 Granite Parkway, Suite 1000  Plano, Texas 75024</p> <p>Sabrina Focht, Esq.  Nelson Mullins Riley &amp; Scarborough LLP  3333 Lee Parkway, Suite 750  Dallas, Texas 75219</p> <p>Miranda Granchi, Esq.  Nelson Mullins Riley &amp; Scarborough LLP  1111 Bagby Street, Suite 2100  Houston, Texas 77002</p>
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The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Mortgagee's election to proceed against and sell both the Property and Other Collateral described in the Deed of Trust in accordance with Mortgagee's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

If the Foreclosure Sale does not result in full satisfaction of all indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any property not sold at the Foreclosure Sale.

If Mortgagee 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 Mortgagee. 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.

**NOTICE: 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.**

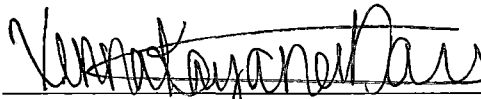
**SUBSTITUTE TRUSTEE:** Pursuant to the authority of Section 51.0075 of the Texas Property Code, and in accordance with the terms and conditions of the Deed of Trust, Mortgagee has appointed Jacob Sparks, Brent T. Buyse, Xenna K. Davis, Eva Diaz, Tracy Kambobe, Sabrina Focht, and Miranda Granchi (each, the "***Substitute Trustee***"), as the substitute trustees, in the place and stead of and to succeed to all of the rights, titles, estates, powers, privileges, and authorities granted in the Deed of Trust to the original trustee and any previously appointed substitute trustees. The name and address of the Substitute Trustees are as follows:

Jacob Sparks, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024 Email: Jacob.Sparks@NelsonMullins.com	Brent T. Buyse, Esq. Nelson Mullins Riley & Scarborough LLP 3333 Lee Parkway, Suite 750 Dallas, Texas 75219 Email: Brent.Buyse@NelsonMullins.com
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Xenna K. Davis, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024 Email: Xenna.Davis@NelsonMullins.com	Eva Diaz, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024
Tracy Kambobe, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024	Sabrina Focht, Esq. Nelson Mullins Riley & Scarborough LLP 3333 Lee Parkway, Suite 750 Dallas, Texas 75219
Miranda Granchi, Esq. Nelson Mullins Riley & Scarborough LLP 1111 Bagby Street, Suite 2100 Houston, Texas 77002	

IN WITNESS WHEREOF, the Substitute Trustee has signed this Notice of Substitute Trustee's Sale as of August 12, 2025.

**SUBSTITUTE TRUSTEE:**



Xenna K. Davis, Esq.  
Nelson Mullins Riley & Scarborough LLP  
5830 Granite Parkway, Suite 1000  
Plano, Texas 75024  
Tel: (469) 484-4841  
Email: Xenna.Davis@NelsonMullins.com

Jacob Sparks, Esq.  
Nelson Mullins Riley & Scarborough LLP  
5830 Granite Parkway, Suite 1000  
Plano, Texas 75024  
Tel: (469) 484-4758  
Email: Jacob.Sparks@NelsonMullins.com

Brent T. Buyse, Esq.  
Nelson Mullins Riley & Scarborough LLP  
3333 Lee Parkway, Suite 750  
Dallas, Texas 75219  
Tel: (469) 484-4962  
Email: Brent.Buyse@NelsonMullins.com

Eva Diaz, Esq.  
Nelson Mullins Riley & Scarborough LLP  
5830 Granite Parkway, Suite 1000  
Plano, Texas 75024

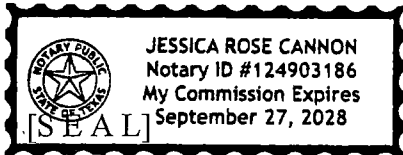
Tracy Kambobe, Esq.  
Nelson Mullins Riley & Scarborough LLP  
5830 Granite Parkway, Suite 1000  
Plano, Texas 75024

Sabrina Focht, Esq.  
Nelson Mullins Riley & Scarborough LLP  
3333 Lee Parkway, Suite 750  
Dallas, Texas 75219

Miranda Granchi, Esq.  
Nelson Mullins Riley & Scarborough LLP  
1111 Bagby Street, Suite 2100  
Houston, Texas 77002

STATE OF TEXAS           §  
   §  
COUNTY OF Collin       §

This instrument was ACKNOWLEDGED before me on August 12, 2025, by Xenna K. Davis, known to me to be the person whose name is subscribed to the foregoing instrument.



My Commission Expires:

9.27.28

Jessica Rose Cannon  
Notary Public in and for the State of Texas

Jessica Rose Cannon  
Printed Name of Notary Public

## EXHIBIT A

### LEGAL DESCRIPTION

#### Three Forest Plaza

##### FEE SIMPLE

Being all of Lot 2B, in Block B/7736, of FOREST PLAZA ADDITION, a Subdivision in the M.J. Sanchez Survey Abstract No. 1272, in the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 95137, Page 1945, of the Map Records of Dallas County, Texas.

##### EASEMENT

Non-exclusive easement rights created pursuant to that Reciprocal Grant of Access Easement filed November 6, 1981, recorded in Volume 81218, Page 1774, Real Property Records, Dallas County, Texas. Together and affected by that Amendment to reciprocal Grant of Easements filed March 22, 1982, recorded in Volume 82058, Page 98, Real Property Records, Dallas County, Texas.

##### EASEMENT

Non-exclusive easement rights created pursuant to that Reciprocal Grant of Access Easements filed August 23, 1984, recorded in Volume 84167, Page 3825, Real Property Records, Dallas County, Texas.

##### EASEMENT

Non-exclusive rights created in Section 5 A, of that Joint Parking Garage Operation Agreement filed August 30, 1984, recorded in Volume 84173, Page 214, Real Property Records, Dallas County, Texas.

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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS     )  
  )  
COUNTY OF DALLAS     )

2025 AUG 12 PM 1:45

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

WHEREAS, **NIW PRADA, LLC**, a Delaware limited liability company (individually or collectively, as the context may require, the “**Borrower**”) executed and delivered a certain *Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing* (the “**Deed of Trust**”) dated as of April 14, 2022, conveying to **George D. Barnett, Esq.**, as Trustee, the real and personal property described in that Deed of Trust, which is recorded in the Official Public Records of Dallas County, Texas, as follows:

DATE RECORDED    DOCUMENT NO.

04/19/2022                      202200109407

WHEREAS, the indebtedness secured by this Deed of Trust has matured (by acceleration or otherwise) and remains outstanding and delinquent (after demand for payment in full therefore having been made and unperformed), and **Ready Capital Mortgage Financing 2022-FL8, LLC**, the owner and holder of the indebtedness secured by this Deed of Trust and the due and lawful Beneficiary thereunder (by assignment and as successor in interest thereto), has requested the Substitute Trustees exercise the power to sell this Property (as defined below).

NOW, THEREFORE, notice is hereby given that at **11:00 a.m.** (or within three hours thereafter) on **Tuesday, September 2, 2025**, I will sell:

- The real property described on the attached Exhibit “A” (the “**Real Property**”), and
- The other property (whether real property, personal property, fixtures or otherwise) which is (i) described in the Deed of Trust and (ii) located on, affixed to or otherwise appurtenant to that Real Property (collectively, the “**Property**”)

The Property described above shall be sold to the highest bidder. The sale shall be conducted in accordance with the Deed of Trust and the Texas Property Code in the area designated by the Commissioners Court of Dallas County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted) at the date and time of the sale indicated herein above.

**Ready Capital Mortgage Financing 2022-FL8, LLC**, the owner and holder of the indebtedness secured by the Deed of Trust, reserves the right to credit-bid at this sale. Except for any such credit-bid, the purchase price set forth in the final bid accepted by the Substitute Trustee is due and payable in cash (or cashier's checks) without delay upon acceptance of the bid.

In accordance with TEX. BUS. & COMM. CODE §22.004, the winning bidder at the foreclosure sale, other than the owner and holder of the indebtedness, shall provide the following information to the Substitute Trustee at the time the Substitute Trustee completes the sale:

1. the name, address, telephone number, and e-mail address of the bidder and of each individual tendering or who will tender the sale price for the winning bid;
2. if the bidder is acting on behalf of another individual or organization, the name, address, telephone number, and e-mail address of the individual or organization and the name of a contact person for the organization;
3. the name and address of any person to be identified as the grantee in the Trustee's Deed;
4. the purchaser's tax identification number;
5. a government-issued photo identification to confirm the identity of each individual tendering funds for the winning bid; and
6. any other information reasonably needed to complete the Substitute Trustee's duties and functions concerning the sale.



**Notice. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving 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.**

Executed this 12<sup>th</sup> day of August \_\_, 2025.

By:   
Substitute Trustee

**David Garvin, Jeff Benton, Brandy Bacon, Michelle  
Schwartz, Guy Wiggs, David Stockman, Donna  
Stockman, Janet Pinder, Jamie Dworsky, Angela  
Cooper, and Kelly Goddard**

Attn; Clay M. Taylor  
Dentons, US LLP  
100 Crescent Court, Suite 900  
Dallas, Texas 75201-2347  
214 647-2496  
[Clay.Taylor@Dentons.com](mailto:Clay.Taylor@Dentons.com)

Exhibit A

**DESCRIPTION OF PROPERTY**

BEING a tract of land out of the J. W. Hallford Survey, Abstract No. 600, Dallas County, Texas, and being all of Eastfield Village, an Addition to the City of Dallas, in City Block No. 7358, according to the plat thereof recorded in Volume 68140, Page 1711, Map Records, Dallas County, Texas, and being the same tract of land conveyed to Amerisouth IX, Ltd., by Deed recorded in Volume 2000212, Page 2984, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner at the intersection of the North right-of-way line of John West Road (40 foot right-of-way) and the West right-of-way line of La Prada East Drive (variable width right-of-way), said corner also being the Southeast corner of said Eastfield Village, from which a 5/8 inch iron rod found for witness bears South 82 degrees 22 minutes 44 seconds East, a distance of 1.31 feet;

THENCE South 89 degrees 36 minutes 00 seconds West, along said North Right-of-Way line of John West Road, a distance of 578.77 feet to a 1/2 inch iron rod set for corner with yellow plastic cap stamped "DCA INC.";

THENCE North 00 degrees 26 minutes 00 seconds West, along the West line of said Eastfield Village, passing at a distance of 7.8 feet the Southeast corner of a tract of land conveyed to Prudent Texas Inv., Inc., by Deed recorded in Volume 90107, Page 2088, Deed Records, Dallas County, Texas, and continuing a total distance of 1278.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Yvonne G. King Trust, by Deed recorded in Volume 95122, Page 627, Deed Records, Dallas County, Texas and lying in the South line of a tract of land conveyed to The Central American Mission, by Deed recorded in Volume 793, Page 2175, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 42 minutes 00 seconds East, a distance of 578.77 feet to a 1/2 inch iron rod set for corner with yellow plastic cap stamped "DCA INC.", said corner being the Southeast corner of a tract of land conveyed to The Central American Mission, by Deed recorded in Volume 477, Page 836, Deed Records, Dallas County, Texas, and lying in said West right-of-way line of La Prada East Drive;

THENCE South 00 degrees 26 minutes 00 seconds East, along said West right-of-way line of La Prada East Drive, a distance of 1276.99 feet to the POINT OF BEGINNING and containing 739,373.74 square feet or 16.9737 acres of land.

SAVE AND EXCEPT 4.0684 acres of land.