

**NOTICE OF FORECLOSURE SALE**

FILED

Notice is hereby given of a public non-judicial foreclosure sale.

2025 AUG 12 PM 1:45

1. Property To Be Sold. The property to be sold is described as follows:  
See "Exhibit A" attached hereto and made a part hereof
2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

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

Date: September 2, 2025

Time: The sale shall begin no earlier than 11:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: DALLAS County, on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. 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. 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 51.0075(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. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

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

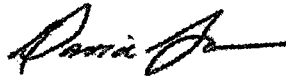
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Daniel Franco Ortiz and Myrna Guerreros Fuentes Pantoja ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated December 20, 2018 and executed by Debtor in the Original Principal Amount of \$150,243.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee for LB -Shanty Series V Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated December 20, 2018, designating Michael H. Patterson as the Original Trustee and is recorded in the office of the County Clerk of DALLAS County, Texas, under Instrument No. 201900014429, of the Real Property Records of DALLAS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 5th Street, Eureka, CA 95501.

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

8. **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.**

DATED August 12, 2025



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard,  
Richard E. Anderson, Ray Vela, Cesar DelaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

**EXHIBIT "A"**

Being a portion of Lot 3, Block 2/4343, Glendale Acres, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 517, Plat Records, Dallas County, Texas, and being a tract of land conveyed to Camden Homes, LLC, a Texas limited liability company by deed recorded in Instrument Number 201600282140, Deed Records, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being along the North line of Kingsley Drive (a 35 foot right-of-way), and the Southeast corner of a tract of land conveyed to Jose Lopez and Ivis Lopez, husband and wife, by deed recorded in Instrument Number 201000279006, Deed Records, Dallas County, Texas;

**THENCE** North 20 degrees 00 minutes 00 seconds West, along the East line of said Lopez tract, a distance of 150.00 feet to a point for corner, said corner being the Northeast corner of said Lopez tract, and along the South line of Lawrence Subdivision No. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 9, Page 173, Plat Records, Dallas County, Texas, from which a post found bears South 13 degrees 45 minutes 35 seconds East, a distance of 2.56 feet for witness;

**THENCE** North 70 degrees 00 minutes 00 seconds East, along the South line of said Lawrence Subdivision, a distance of 50.00 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of a tract of land conveyed to HOInvest 400, LLC, a Texas limited liability company by deed recorded in Instrument Number 201800133704, Official Public Records, Dallas County, Texas, from which a 3/4 inch iron pipe found bears South 34 degrees 55 minutes 49 seconds West, a distance of 1.23 feet for witness;

**THENCE** South 20 degrees 00 minutes 00 seconds East, along the West line of said HOInvest tract, a distance of 150.00 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said HOInvest tract, and being along the North line of said Kingsley Drive;

**THENCE** South 70 degrees 00 minutes 00 seconds West, along the North line of said Kingsley Drive, a distance of 50.00 feet to **POINT OF BEGINNING** and containing 7,500 square feet or 0.17 acres of land.

TP

FILED

**NOTICE OF FORECLOSURE SALE**

2025 AUG 12 PM 1:45

Notice is hereby given of a public non-judicial foreclosure sale.

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

2. **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 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

**Place:** DALLAS County, on the north side of the George Allen Courts Building, facing Commerce Street below the overhang, Dallas, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, 100% of funds due at time of sale made payable to the bidder or Auction.com. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. 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. 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 51.0075(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. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

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

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


xx6143 Gonzales

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Joe Gonzales and Ellen Patrice Gonzales ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated September 12, 2012 and executed by Debtor in the Original Principal Amount of \$71,858.00. The current beneficiary of the Deed of Trust is U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V, 8950 Cypress Waters Blvd., Coppell, Texas 75019. The Deed of Trust is dated September 12, 2012, designating Netco Inc. as the Original Trustee and is recorded in the office of the County Clerk of DALLAS County, Texas, under Instrument No. 201200299219, of the Real Property Records of DALLAS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, Texas 75019.

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

8. **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.**

DATED August 12, 2025



Auction.com, David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Copper, Kelly Goddard, Richard E. Anderson, Ray Vela, Cesar DelaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

**Exhibit A**  
**Legal Description**

Being a part of Lot 32, Block HH/6127 of The Lomax Addition, an Addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 86201, Page 4342 of the Map Records of Dallas County, Texas, and being the same tract of land conveyed to Linda Gail Pineda recorded in Volume 88038, Page 1473 of the Deed Records of Dallas County, Texas, and more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found at the Northwest corner of said Lot 32, and the Southeast corner of Lot 31, Block HH/6127 of said Lomax Addition, said corner also lying in the Southeast line of Berridge Lane (50 foot right-of-way);

**THENCE** South 74 degrees 08 minutes 36 seconds East, along the South line of said Lot 31, a distance of 220.00 feet to a 5/8 inch iron rod set for corner, said corner being at the Southeast corner of said Lot 31, and lying in the Northwest line of a 15.00 foot alley;

**THENCE** South 16 degrees 25 minutes 42 seconds West, along the Northwest line of said 16.00 foot alley, a distance of 30.00 feet to a 5/8 inch iron rod set for corner;

**THENCE** North 74 degrees 10 minutes 06 seconds West, a distance of 120.00 feet to a 1/2 inch iron rod found for corner, said corner lying in the Southeast line of said Berridge Lane;

**THENCE** North 15 degrees 15 minutes 42 seconds East along the Southeast line of said Berridge lane, a distance of 30.00 feet to the Point of Beginning, and containing 3,607.06 square feet or 0.0828 acres of land, more or less.

Commonly known as: 4912 Berridge Lane, Dallas, TX 75227

Parcel Number: 06-6127H-H00-032-0000

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED

2025 AUG 12 PM 1:45

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

STATE OF TEXAS

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COUNTY OF DALLAS

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**DEED OF TRUST:**

Date: February 17, 2023  
 Grantor: Christopher D. Abbott  
 Original Beneficiary: Cadence Bank  
 Trustee: Charles J. Pignuolo  
 Recording Info: Clerk's File No. 202300033530 of the Real Property Records of Dallas County, Texas

**CURRENT BENEFICIARY:** Cadence Bank

**SUBSTITUTE TRUSTEE:** David Garvin and/or Jeff Benton and/or Brandy Bacon and/or Michelle Schwartz and/or Guy Wiggs and/or David Stockman and/or Donna Stockman and/or Janet Pinder and/or Jamie Dworsky and/or Angela Cooper and/or Kelly Goddard and/or Bruce M. Badger and/or Travis C. Badger

**SUBSTITUTE TRUSTEE ADDRESS:** 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

**PROPERTY DESCRIPTION:** Unit 2905, Building C, together with an undivided 0.21166% interest in the common elements of Creekbend Condominium, a Condominium in the City of Dallas, Texas, according to the Declaration and Master Deed recorded in Volume 82124, Page 2026, Condominium Records of Dallas County, Texas. Supplemental Declaration recorded in Volume 82160, Page 0448; Volume 83042, Page 1048; Volume 83076, Page 1005; Volume 83076, Page 1024; Volume 82129, Page 1465 and Volume 82129, Page 1465, Condominium Records of Dallas County, Texas.

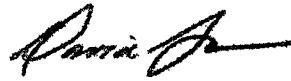
**DATE OF SALE:** Tuesday, September 2, 2025**TIME OF SALE:** No earlier than 11:00 AM and to be concluded within three hours of such time.

**PLACE OF SALE:** In the area designated by the Dallas County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Dallas County Courthouse, or, if there is no such entrance, then at the west wall of the Dallas County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by 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 duty military service to the sender of this notice immediately.**

DATED: August 11, 2025



David Garvin and/or Jeff Benton and/or Brandy Bacon  
and/or Michelle Schwartz and/or Guy Wiggs and/or David  
Stockman and/or Donna Stockman and/or Janet Pinder  
and/or Jamie Dworsky and/or Angela Cooper and/or Kelly  
Goddard and/or Bruce M. Badger and/or Travis C. Badger  
Substitute Trustee

**PREPARED BY:**  
**BADGER LAW** <sup>PLLC</sup>  
3400 Ave. H, Second Floor  
Rosenberg, TX 77471



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

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

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** AUGUST 8, 2025

**NOTE:** Note described as follows:

Date:	MARCH 30, 2023
Maker:	HANG LUONG
Payee:	THE AMERICAN NATIONAL BANK OF TEXAS
Original Principal	
Amount:	\$683,850.00

2025 AUG 12 PM 1:45  
JOHN T. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

FILED

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

Date:	MAY 13, 2022
Grantor:	HANG LUONG, AN UNMARRIED WOMAN
Trustee:	PAUL R. PENNY, III
Beneficiary:	THE AMERICAN NATIONAL BANK OF TEXAS
Recorded:	Instrument No. 202300061191, Real Property Records of DALLAS COUNTY, TEXAS.

**LENDER:** THE AMERICAN NATIONAL BANK OF TEXAS

**BORROWER:** HANG LUONG

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

THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN

FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST***

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

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

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

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

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

In DALLAS County, Texas, at the NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING LOCATED AT 600 COMMERCE ST, DALLAS, TX 75202, FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

**RECITALS**

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

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

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

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

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

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

Date: MAY 13, 2022  
Grantor: HANG LUONG, AN UNMARRIED WOMAN  
Trustee: PAUL R. PENNY, III  
Beneficiary: THE AMERICAN NATIONAL BANK OF TEXAS  
Recorded: Instrument No. 202300061191, Real Property Records of DALLAS COUNTY, TEXAS.

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

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

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

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of AUGUST 8, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

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

Name: William Jennings, Attorney for THE  
AMERICAN NATIONAL BANK OF  
TEXAS

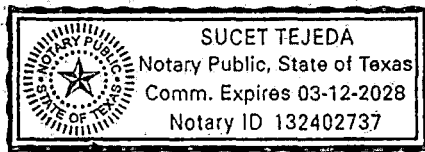
THE STATE OF TEXAS

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§  
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COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on AUGUST 8, 2025



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

Notice of Sale executed by:

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

Substitute Trustee

**EXHIBIT A**

Being Lot 6, Block 16/1613 of Mount Auburn Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Revised Map thereof recorded in Volume 1, Page 276 of the Map Records of Dallas County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 AUG 12 PM 1:45

STATE OF TEXAS

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\*

COUNTY OF DALLAS

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JOHN F. WARREN  
COUNTY CLERK  
KNOW ALL MEN BY THESE PRESENT

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

WHEREAS, by Deed of Trust, dated **AUGUST 29, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202200234473** of the Deed Records of **DALLAS** County, Texas, executed by **YOLIS RUEDA**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS INC**, the property situated in the County of **DALLAS**, Texas, to wit:

**LOT 25, BLOCK 1/4380, RESUBDIVISION OF LEA CREST ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 351, PLAT RECORDS, DALLAS COUNTY, TEXAS.**  
**aka: 2014 Stovall Dr., Dallas, TX 75216.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$170,000.00** executed by **YOLIS RUEDA**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 2nd day of SEPTEMBER, 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness.

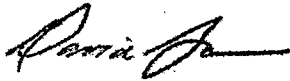
2014 Stovall Dr., Dallas, TX 75216.

The sale will take place at the **Dallas County Courthouse**, or in the area designated by the Commissioners Court of such 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).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

**"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."**

WITNESS MY HAND this **8th** day of **AUGUST 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs,  
David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky,  
Angela Cooper or Kelly Goddard, as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320,  
Fort Worth, TX 76179

10

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 AUG 12 PM 1:44

STATE OF TEXAS

\*

\*

COUNTY OF DALLAS

\*

KNOW ALL MEN BY THESE PRESENT

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

WHEREAS, by Deed of Trust, dated **NOVEMBER 19, 2024**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202400239244** of the Deed Records of **DALLAS** County, Texas, executed by **F.A.N. 1 RE HOLDINGS LLC**, to **CARRIE WAIBEL OR ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

**BEING LOT 9, BLOCK A/8261 OF THIRD INSTALLMENT AND REVISION OF SECOND INSTALLMENT OF COLLEGE PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70082, PAGE 197, MAP RECORDS, DALLAS COUNTY, TEXAS.**  
**aka: 4146 Tioga St., Dallas, TX 75241.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$185,400.00** executed by **F.A.N 1 RE HOLDINGS LLC**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 2nd day of SEPTEMBER, 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will  
4146 Tioga St., Dallas, TX 75241.

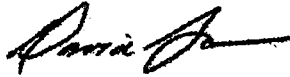


take place at the **DALLAS County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

**"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."**

WITNESS MY HAND this 8th day of AUGUST 2025.



---

David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard as Substitute Trustee

FOR INFORMATION CONTACT: 8101 BOAT CLUB ROAD, STE 320  
FORT WORTH, TX 76179

4146 Tioga St., Dallas, TX 75241.

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

FILED

2025 AUG 12 PM 2:37

**Date:** August 12, 2025

**Substitute Trustee:** Robert Martin

**Mortgagee:** James D. Cagle

**Mortgagee's Address:** 1705 Prince Meadow Drive, Colleyville, TX 76034

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY CR DEPUTY

**Note:** Note dated November 26, 2008, in the amount of \$68,000.00

**Deed of Trust:**

Date: November 26, 2008

Grantor: Juana M Martinez

Mortgagee: James D. Cagle

Recording Information: Recorded in Document No. 20080374548 dated December 01, 2008.

Property (including any improvements): Lot 3, Block G/4967, of Westmoreland Heights Addition, an addition to the City of Dallas, Dallas County, Texas according to the Map or plat thereof recorded in Volume 7, Page 435, of the Map Records, Dallas, County, Texas. Commonly known as 3022 Brandon, Dallas, Texas 75211.

**County:** DALLAS

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

**Time of Sale:** 10am-1pm

**Place of Sale:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

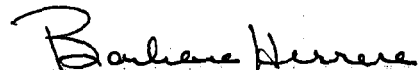
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Robert Martin

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 indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Sept 02, 2025 between Ten o'clock am and One o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Barbara Herrera, Loss Mitigation,  
SecureNet Services, LLC, Mortgage  
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED

August 12, 2025

NAME

Robert Martin

AS SUBSTITUTE TRUSTEE

Robert Martin

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on December 14, 2023, A JEWELLS REALTY LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$295,000.00, payable to the order of LJC Financial, LLC, which Deed of Trust is recorded under clerk's file number 202300253505 in the Real Property Records of Dallas County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

### Tract 1:

Being a tract of land lying in the Z. Ricketts Survey, Abstract No. 1203, and being a part of City Block 6904 of the City of Dallas, Dallas County, Texas, and also being a part of a tract of land conveyed to Morris A. Chennault by deed dated March 4, 1968, and recorded in Volume 68048, Page 497, Deed Records, Dallas County, Texas, described as follows:

BEGINNING at a 3/8" iron rod found being the called Southeast corner of said Chennault tract, said point being in the West line of University Hills Boulevard (called by deed Houston School Road);

THENCE West along the South line of said Chennault tract, 150 feet (deed 170') to a 1/2" pipe found for corner;

THENCE North parallel to University Hills Blvd. and the W. Line of said Chennault tract, 50 feet to a 3/8" iron rod set for corner;

THENCE East parallel to the south line of said Chennault tract, 150 feet (deed 170') to a 3/8" iron rod found for corner in the East line of same, said point being in the West line of University Hills Blvd.;

THENCE South along the West line of University Hills Blvd. and with the East line of said Chennault tract, 50 feet to the PLACE OF BEGINNING

### Tract 2:

Being a Lot 40 by 150 feet in size, a part of City Block 6904 of the Official Map of the City of Dallas, Texas, and fronting on the West side of University Hills Boulevard, and extending back West a distance of 150 feet; and being the remaining portion of Tract III described in a deed from Grady H. Almon to Morris A. Chennault dated March 4th 1968, and shown recorded in Volume 68048, Page 0497 of the Deed Records of Dallas County, Texas, and being described as follows;

BEGINNING at a 3/8" rod set in the North line of said Morris A. Chennault Tract III above, which is 20 feet West of the Northeast corner of said Chennault Tract III above referred to, said point being in the West line of University Hills Boulevard as widened;

THENCE West along the North line of said Chennault tract, a distance of 150 feet to a 3/8" rod set for corner; being in the Northeast corner of the tract of land conveyed to Laurel Land Memorial Park;

THENCE South along the East line of said Laurel Land Memorial Park, Inc tract a distance of 40 feet to a 3/8" rod found for corner; being in the South line of said Chennault Tract;

THENCE East along the South line of said Chennault tract, a distance of 150 feet to a 3/8" rod found for corner, in the West line of University Hills Boulevard as widened;

2025 JUN 12 PM 4:11  
JOHN F. WARRICK  
COUNTY CLERK  
DALLAS COUNTY

FILED

**THENCE North along the West line of said University Hills Boulevard, as widened, a distance of 40 feet to the PLACE OF BEGINNING, commonly known as 6119 University Hills Boulevard, Dallas, Texas 75241; and**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Jeff Benton, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

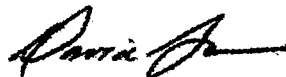
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and LJC Financial, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, September 02, 2025**, being the first Tuesday of such month, at the county courthouse of **Dallas County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **11 AM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, September 02, 2025**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of August 12, 2025.



Signature

David Garvin

, Substitute Trustee

Printed Name

Matter No. 2079

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

**Notice of Substitute Trustee's Sale**

FILED

**Date:** August 8, 2025

2025 AUG 12 PM 1:44

**Substitute Trustee:**

JOHN F. WARREN  
CLERK  
DALLAS COUNTY  
BY  
SECURITY  
David Garvin, Jeff Benton, Brandy Bacon,  
Michelle Schwartz, Guy Wiggs, David  
Stockman, Donna Stockman, Janet Pinder,  
Jamie Dworsky, Angela Cooper, Kelly  
Goddard, Cole Emert.

**Substitute Trustee's Address:**

8101 Boat Club Road Suite 320  
Fort Worth, Texas 76179

**Mortgagee:** Trident Realty Investments, LLC, a Texas limited liability company

**Note:** Note dated December 6, 2023, in the amount of \$337,400.00

**Deed of Trust, Assignment of Rents and Security Agreement and Fixture Filing**

**Date:** December 6, 2023

**Grantor:** Darrion Butler Realty and Associates LLC

**Original Mortgagee:** Trident Realty Investments, LLC, a Texas limited liability company

**Recording information:** Recorded on December 7, 2023, under Clerk's Instrument  
No. 202300246271 of the official public records of Dallas  
County, State of Texas.

**Property:** Lot 3 in Block 10/3451, Sunset Hill Addition, an Addition to the City of Dallas,  
Texas, according to the Map thereof recorded in Volume 1, Page 328, Map Records, of Dallas  
County, Texas.

**Commonly Known As:** 818 Hollywood Ave, Dallas, TX 75208

**County:** Dallas County

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

**Time of Sale:** The earliest time at which the sale shall occur is 11:00 A.M. CT. The sale shall begin at  
that time or not later than three hours after that time.

**Place of Sale:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING  
COMMERCE STREET OR AS FURTHER DESIGNATED BY THE COUNTY  
COMMISSIONERS.

**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.**

Mortgagee David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Cole Emert, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**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 is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



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

**NOTICE OF ASSESSMENT LIEN SALE**

2025 AUG 12 PM 1:38

STATE OF TEXAS

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COUNTY OF DALLAS

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JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

DEPUTY

WHEREAS, on or about October 23, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Jamie Hayes, the present owner of said real property, to Gilbert Square Condominium Association (the "Association"); and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, September 2, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 107, of the Gilbert Square Condominiums, a Condominium in the City of Dallas, Dallas County, Texas, together with an undivided interest in the common elements according to the Declaration recorded in Volume 99014, Page 05985, Condominium Records of Dallas County, Texas. (4511 Gilbert Ave., Unit 107)

WITNESS my hand this 11<sup>th</sup> day of August, 2025

GILBERT SQUARE CONDOMINIUM  
ASSOCIATION

By: Jason R. Reed

Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500

Dallas, Texas 75219

The within notice was posted by me on the \_\_\_\_ day of \_\_\_\_\_, 2025, at the Dallas County Courthouse in Dallas, Texas.



TB

**NOTICE OF ASSESSMENT LIEN SALE**

FILED

STATE OF TEXAS

§

2025 AUG 12 PM 1:38

COUNTY OF DALLAS

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JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

WHEREAS, on or about September 28, 2022, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Shirley M. Puig, the present owner of said real property, to Tract S-3a Homeowners' Association, Inc. (dba Hunter's Bend Homeowners' Association, Inc.) (the "Association"); and

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

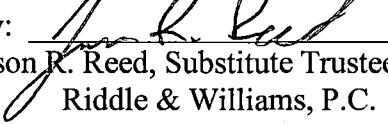
NOW, THEREFORE, notice is hereby given that on Tuesday, September 2, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 13, Block 4/8709, of Hunters Bend, Phase 1B, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2002148, Page 34 of the Map Records of Dallas County, Texas (5323 Redcrest Court)

WITNESS my hand this 12<sup>th</sup> day of August, 2025

TRACT S-3A HOMEOWNERS' ASSOCIATION,  
INC. (DBA HUNTER'S BEND HOMEOWNERS'  
ASSOCIATION, INC.)

By:   
Jason R. Reed, Substitute Trustee  
Riddle & Williams, P.C.  
3811 Turtle Creek Blvd, Suite 500  
Dallas, Texas 75219

The within notice was posted by me on the \_\_\_\_ day of \_\_\_\_\_, 2025, at the Dallas County Courthouse in Dallas, Texas.

**NOTICE OF ASSESSMENT LIEN SALE**

**FILED**

STATE OF TEXAS

§

2025 AUG 12 PM 1:38

COUNTY OF DALLAS

§

§

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

WHEREAS, on or about May 19, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Mohammed AE Diab, the present owner of said real property, to Coventry Village Association (the "Association"); and

WHEREAS, the said Mohammed AE Diab has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, September 2, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 166, Building L, and its appurtenant undivided interest in and to the general common elements of Coventry Village Condominiums, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration, recorded in/under Volume 78143, Page 3395, Real Property Records, Dallas County, Texas, together with any and all amendments and/or supplements thereto (1817 East Grauwylar Road, Unit 166)

WITNESS my hand this 12<sup>th</sup> day of August, 2025

COVENTRY VILLAGE ASSOCIATION

By: Jason R. Reed

Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500

Dallas, Texas 75219

The within notice was posted by me on the \_\_\_\_ day of \_\_\_\_\_, 2025, at the Dallas County Courthouse in Dallas, Texas.

FILED

**Notice of Foreclosure Sale**

2025 AUG 12 PM 1:24

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

**Deed of Trust ("Deed of Trust"):**

**Dated:** April 3, 2024

**Grantor:** A.K. Legacy Acquisitions LLC

**Trustee:** Matthew Weidert

**Lender:** Bayou Lending, LLC

**Current Holder:** Bayou Lending, LLC

**Recorded in:** Deed of Trust, Dallas County, Texas as instrument number 202400071477.

**Legal Description:** Being Lot 2, in Block 1/1201 of Felton's Addition, an Addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 124, Page 21, Map Records, Dallas County, Texas.

**Secures:** Secured Promissory Note ("Note") in the original principal amount of \$315,000.00, executed by A.K. Legacy Acquisitions LLC, ("Borrower") and payable to the order of Lender, now held by Bayou Lending, LLC.

**Property:** The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

**Substitute Trustee:** David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of them acting alone.

**Substitute Trustee's Addresses:**

David L. Pritchard  
1244 Southridge Court, Suite 102  
Hurst, Texas 76053

Michael P. Gomez  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053

Alex Londoff  
c/o 1244 Southridge Court  
Suite 102  
Hurst, TX 76053

Foreclosure Sale:

Date: 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 1:00 PM and not later than three hours thereafter.**

Place: Dallas County Courthouse, in Dallas County, Texas, at the following location: **PLACE DESIGNATED BY THE COMMISSIONERS COURT**

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

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

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any)**

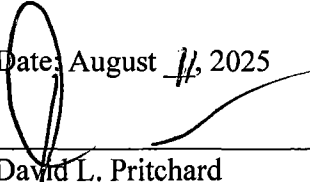
provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

Date: August 11, 2025

  
\_\_\_\_\_  
David L. Pritchard  
Michael P. Gomez  
Attorney for Mortgagee  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053  
Telephone (817) 285-8017  
Telecopier (817) 285-0224

Charles R. Butler, Noteholder  
Law Office of Nekia Bryant, PLLC (hereinafter "Attorney")

C&C Residential Properties, Inc.  
13465 Midway Rd., Ste 102  
Dallas, TX 75244

FILED

2025 AUG 12 PM 1:12

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

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

WHEREAS C&C Residential 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 202300237680, 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 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 2nd day of September, 2025

Time: The sale shall begin no earlier than 10:00 A.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 at: **George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202, on the Northside of the Court house or in the area designated by the Commissioner's Court.**

2. Property to be Sold:

VICKERY VILLAGE CONDOS, BLK 6/5159 LT A-1, BLDG C UNIT 23, CITY OF DALLAS, STATE OF TEXAS and more commonly known as 5750 Phoenix Drive, Unit 23, Dallas, TX 75231.

3. Name and Address of Sender of Notice:

Law Office of Nekia Bryant, PLLC, 2580 W. Camp Wisdom Rd., Ste 100-145, Grand Prairie, Texas, 75052. 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.

4. Mortgage Servicer Information:

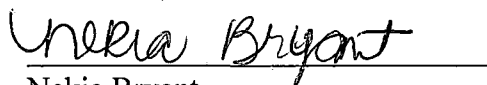
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code Section 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above.

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 or note 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.



Nekia Bryant  
Substitute Trustee(s)  
2580 W. Camp Wisdom Rd., Suite 100-145  
Grand Prairie, Texas 75052  
Phone: (682) 240-6484

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** August 12, 2025

**SUBSTITUTE TRUSTEE:** SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, CAROL DUNMON, PAYTON HREHA, JEFF BENTON, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

**SUBSTITUTE TRUSTEE'S ADDRESS:** 10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729

**DEED OF TRUST:**

Date: April 26, 2023

Grantor: U.S. SKYLINE DEVELOPMENT, LLC,  
a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180  
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202300113919, Official Public  
Records, Dallas County, Texas

**Property:**

All that certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows: Being approximately 224,106 square feet of land in the City of Dallas, situated in the George Alvey Survey, Abstract Number 10, Dallas County, Texas, and being part of Block 6045, Official City of Dallas Block Numbers, same being part of a tract conveyed to Dallas Independent School District by Deed dated August 4, 1959, and recorded in Volume 5162, Page 96, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced Deed of Trust.

**NOTE:**

Date: April 26, 2023

Amount: \$4,155,000.00



4850391

2025 AUG 12 AM 11:38  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

FILED



Debtor: U.S. SKYLINE DEVELOPMENT, LLC,  
a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**

Tuesday, September 2, 2025, at 1:00 p.m.

**PLACE OF SALE OF PROPERTY:**

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

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 MORTGAGE SERVICER.**

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

  
BENJAMIN K. WILLIAMS, Substitute Trustee  
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC  
10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729  
(512) 872-6088

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**FILED**

**DATE:** August 12, 2025

2025 AUG 12 AM 11:38

**SUBSTITUTE TRUSTEE:** SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, CAROL DUNMON, PAYTON HREHA, JEFF BENTON, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

**SUBSTITUTE TRUSTEE'S ADDRESS:** 10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729

**DEED OF TRUST:**

**Date:** February 24, 2025

**Grantor:** M. EVERETT ENDEAVORS, LLC a Texas limited liability company

**Beneficiary:** LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

**Beneficiary's Mailing Address:** 5000 Plaza on the Lake, Ste. 180  
Austin, Texas 78746

**Trustee:** BENJAMIN K. WILLIAMS or BENJAMIN H. HA

**Recording Information:** Document No. 202500041355, Official Public  
Records, Dallas County, Texas

**Property:**

Lot 38, in Block 2248, of ERVAY PLACE ADDITION, an addition to the City of Dallas, Dallas County, Texas, according the map or plat thereof recorded in/under Volume 1, Page 443, of the Map Records of Dallas County, Texas.

**NOTE:**

**Date:** February 24, 2025

**Amount:** \$443,000.00

**Debtor:** M. EVERETT ENDEAVORS, LLC a Texas limited liability company

**Holder:** LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**



Tuesday, September 2, 2025, at 1:00 p.m.

**PLACE OF SALE OF PROPERTY:**


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

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 MORTGAGE SERVICER.**

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

  
BENJAMIN K. WILLIAMS, Substitute Trustee  
and Attorney for Mortgagee  
c/o LAW OFFICE OF BEN WILLIAMS, PLLC  
10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729  
(512) 872-6088

FILED

**NOTICE OF FORECLOSURE SALE**

2025 AUG 12 AM 10:59

Notice is hereby given of a public nonjudicial foreclosure sale.

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

**217 N. Acres, Dallas, TX 75217**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY MY DEPUTY

**The real property more particularly described on Exhibit "A" attached hereto and made a part hereof, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein.**

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust (herein so called) executed by **Socorro Moreno Gonzalez and Esteban Gonzalez** ("Borrower") to **Robert L. Pou, III**, Trustee for the benefit of **NORTHERN INTERCORP, INC.**, covering the property described above. The Deed of Trust is dated **7/17/2000**, and is recorded under **Instrument #200101499014** of the Real Property Records of **DALLAS County, Texas**.
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

**Date:** **9/2/2025** (the first Tuesday of said Month)

**Time:** The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter.

**Place:** The sale will take place at the **DALLAS County Courthouse at the place designated by the DALLAS County Commissioner's Court** (if no such place is so designated, the sale will take place in the area where this Notice is posted)

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

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

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

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

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

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

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

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

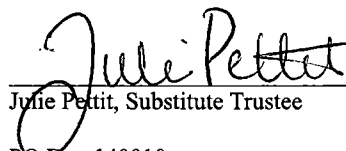
6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (a) the unpaid principal and interest owing on that certain note (the "Note") dated 7/17/2000, in the original principal amount of \$36,750.00, executed by Borrower, and payable to the order of NORTHERN INTERCORP, INC.; (b) and all renewals, modifications and extensions of the note; and (c) any and all present and future indebtedness of Borrower to NORTHERN INTERCORP, INC. and/or READY MORTGAGE CORP.. READY MORTGAGE CORP. is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust. READY MORTGAGE CORP. is also the current Lender (Mortgagee) Servicer of the Note.

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

**READY MORTGAGE CORP.**  
**Attention: Shanna Kolp**  
**P.O. Box 210**  
**Princeton, TX 75407**  
**Telephone: (972) 336-3339**

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

DATED: 8/12/2025

  
Julie Pettit, Substitute Trustee

PO Box 140910  
Dallas, TX 75214  
Phone: (214) 329-0151  
Fax: (214) 329-4076

**Assert and protect your rights as a 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 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"**

**217 N. Acres, Dallas, TX 75217**

Property Legal Description

**THE SOUTH 50 FEET OF LOT 17 AND NORTH 50 FEET OF LOT 18 IN  
BLOCK C/6657 OF ELAM ACRES ESTATES ADDITION, AN ADDITION  
TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP  
RECORDED IN VOLUME 9, PAGE 433 OF THE MAP RECORDS OF  
DALLAS, DALLAS COUNTY, TEXAS.**

FILED

**NOTICE OF TRUSTEE'S SALE**

2025 AUG 12 PM 3:25

Date: August 12, 2025

**Deed of Trust:**

Date: October 3, 2024  
Grantor: Extended Communications LLC  
Beneficiary: American National Investors Corp.  
Recording Information:

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY WJ DEPUTY

Clerk's File Number 202400201360 in the Official Public Records of Dallas County, Texas

**Property:** Unit No.16, of 1600 Haskell Condominiums, a Condominium in the City of Dallas, Dallas County, Texas, together with an undivided interest in the common elements according to the Declaration recorded under Clerk's File No. 20070398450, of the Official Public Records of Dallas County, Texas, as amended in instrument recorded under Clerk's File No. 20080302163, of the Official Public Records of Dallas County, Texas.

**Note:**

Date: October 3, 2024  
Amount: \$680,000.00  
Debtor: Extended Communications LLC  
Payee: American National Investors Corp.  
Holder: American National Investors Corp.

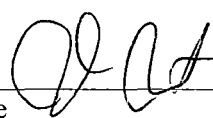
Date of Sale of Property: September 2, 2025

Earliest Time of Sale of Property: 1:00 P.M.

**Place of Sale of Property:**

North side of the George Allen Courts Building, facing Commerce Street, below the overhang, or as designated by the County Commissioners Court

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. 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 Texas Property Code §51.002 and §51.009. The sale will begin at the earliest time stated above or within three hours after that time.

  
Joel Just, Trustee  
3904 Sharp Ln  
Richardson, TX 75082

**NOTICE OF TRUSTEE'S SALE**

FILED  
2025 AUG 12 PM 3:26

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY MH DEPUTY

Date: August 12, 2025

**Deed of Trust:**

Date: May 17, 2024  
Grantor: David D. Jackson  
Beneficiary: American National Investors Corp.  
Recording Information:

Clerk's File Number 202400101498 in the Official Public Records of Dallas County, Texas

Property: Unit No. 9, of 1600 Haskell Condominiums, a Condominium in the City of Dallas, Dallas County, Texas, together with an undivided interest in the common elements according to the Declaration recorded under Clerk's File No. 20070398450, of the Official Public Records of Dallas County, Texas, as amended in instrument recorded under Clerk's File No. 20080302163, of the Official Public Records of Dallas County, Texas.

**Note:**

Date: May 17, 2024  
Amount: \$550,000.00  
Debtor: David D. Jackson  
Payee: American National Investors Corp.  
Holder: American National Investors Corp.

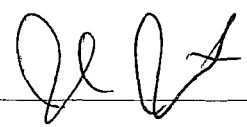
Date of Sale of Property: September 2, 2025

Earliest Time of Sale of Property: 1:00 P.M.

**Place of Sale of Property:**

North side of the George Allen Courts Building, facing Commerce Street, below the overhang, or as designated by the County Commissioners Court

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. 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 Texas Property Code §51.002 and §51.009. The sale will begin at the earliest time stated above or within three hours after that time.

  
Joel Just, Trustee  
3904 Sharp Ln  
Richardson, TX 75082



1907 Pleasant Dr

FILED

**Notice of Trustee's Sale**

2025 AUG 12 PM 4:30

Date: August 12, 2025

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

Trustee: Gaylene Rogers Lonergan  
Lonergan Law Firm, PLLC  
12801 North Central Expressway, Suite 150, Dallas, Texas 75243

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

Lender: Kazem Nikravan

Note: Promissory Notes dated May 29, 2025 in the original principal amount of  
i. \$293,000.00 ii. 22,000.00, executed by Eleonor Marin Fernandez and  
Jose Carlos Zuniga on May 29, 2025.

Deeds of Trust:

Original Deed of Trust:

Date: May 29, 2025

Grantor: Eleonor Marin Fernandez and Jose Carlos Zuniga

Lender: Kazem Nikravan

Recording information:

Recorded under instrument number 202500111776 of the Official Records  
of Dallas County, Texas.

Property: **The East ½ of Lot 14, Block B/6307, of Blair Estate, an Addition to the  
City of Dallas, Dallas County, Texas, according to the Plat thereof  
recorded in Volume 5, Page 450, of the Map Records of Dallas County,  
Texas.**

**Said Property also know as 1907 Pleasant Dr, Dallas, TX 75217**

County: Dallas

Date of Sale: September 2, 2025

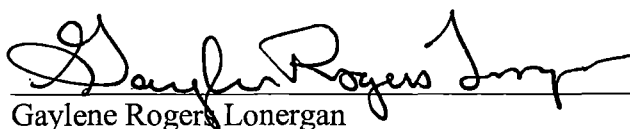
Time of Sale: 12:00 p.m. and 2:00 p. m.

1907 Pleasant Dr

Place of Sale: At the North Side of the George Allen Courts Building, located at 600 Commerce Street, Dallas, Texas 75202 facing Commerce Street below the overhang otherwise designated by the commissioners' court pursuant to section 51.002 of the Texas property code

Gaylene Rogers Lonergan is Substitute Trustee as appointed by Lender. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
Gaylene Rogers Lonergan

STATE OF TEXAS

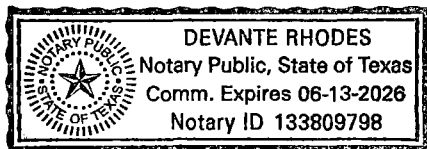
COUNTY OF DALLAS

This instrument was acknowledged before me on this 12<sup>th</sup> day of August 2025, by Gaylene Rogers Lonergan, Substitute Trustee.



Notary Public in and for the State of Texas

My Commission Expires:



Print/Typed Name of Notary

FILED

**NOTICE OF ASSESSMENT LIEN SALE** 2025 AUG 12 PM 1:39

STATE OF TEXAS                   §  
  §  
COUNTY OF DALLAS           §

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

WHEREAS, on or about March 4, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Maria Juliana Vazquez, the present owner of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Maria Juliana Vazquez has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, September 2, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 1197, Building OO, and its appurtenant undivided interest in and to the general and limited common elements of Country Creek Condominiums, a condominium regime in the City of Dallas, Dallas County, Texas, according to the condominium declaration dated September 1, 1979, filed December 28, 1979, recorded in/under Volume 79252, Page 388 of the real property records of Dallas County, Texas, together with the first amendment to declaration and master deed dated March 18, 1980 and recorded in Volume 80063, Page 1866, deed records, (4624 Country Creek Drive, Unit 1197)

WITNESS my hand this 14 day of July, 2025

COUNTRY CREEK CONDOMINIUM ASSOCIATION

By: Jason R. Reed  
Jason R. Reed, Substitute Trustee  
Riddle & Williams, P.C.  
3811 Turtle Creek Blvd, Suite 500  
Dallas, Texas 75219

The within notice was posted by me on the \_\_\_\_ day of \_\_\_\_\_, 2025, at the Dallas County Courthouse in Dallas, Texas.

**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.

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 2<sup>nd</sup> day of September 2025  
**Time:** 10:00A.M. or not later than three hours after that time  
**Place:** AT NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Dallas County, Texas,.

**TERMS OF SALE:** CASH

2025 AUG 11 PM 1:13  
JOHN E. WARDEN  
COUNTY CLERK  
DALLAS COUNTY

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** July 25, 2024  
**Grantor(s):** CO & Bray, LLC  
**Original Mortgagee:** Double Backflip, LLC  
**Original Principal:** \$550,108.00  
**Recording Information:** Deed Inst.# 202400151080  
**Current Mortgagee/Beneficiary:** Double Backflip, LLC  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$550,108.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Dallas  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 710 Glasgow Drive, Dallas, TX 75223  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Double Backflip, LLC  
**Mortgage Servicer Address:** 1312 17th Street, Suite 71618 Denver, CO 80202

**SUBSTITUTE TRUSTEE(S):** Virgil Jordan, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha, or any.

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

**DOCUMENT PREPARED BY:**

McCalla Raymer Leibert Pierce, LLP  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am \_\_\_\_\_ whose address is \_\_\_\_\_. I declare under penalty perjury that \_\_\_\_\_ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners.

**Return to:** McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Being Lot 2, in Block 23/1615, of Mount Auburn Addition, an addition to the City of Dallas, Dallas County, Texas, according to the revised map thereof recorded in Volume 1, Page 276, of the map records of Dallas, County, Texas.

NOTICE OF FORECLOSURE SALE

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1. *Property to Be Sold.* The property to be sold is described as follows: LOT 5 IN BLOCK 3/7117, OF HOMESTEAD MANOR, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4, PAGE 291, MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/10/2022 and recorded in Document 202200069829 real property records of Dallas County, Texas.

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

Date: 09/02/2025

Time: 10:00 AM

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

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

5. *Obligations Secured.* The Deed of Trust executed by MIKENNEL PLANCHER, provides that it secures the payment of the indebtedness in the original principal amount of \$522,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FIFTH THIRD BANK NA is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is FIFTH THIRD BANK NA c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 8/12/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY JHS

2025 AUG 12 AM 10:56

FILED