

**NOTICE OF FORECLOSURE SALE
("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 OF NOTICE: August 13, 2025

**INSTRUMENT TO BE
FORECLOSED:** Deed of Trust ("Deed of Trust")

DATED: April 13, 2018

GRANTOR: Octavio Sanchez Jr.

TRUSTEE: Renfro Hausheer, PLLC

LENDER: Property Max, Inc.

**CURRENT
HOLDER:** Property Max, Inc.

RECORDED IN: Deed of Trust is recorded under Instrument Number 201800105273 of the real property records of Dallas County, Texas.

**LEGAL DESCRIPTION &
PROPERTY TO BE SOLD:**

SEE EXHIBIT "A" ATTACHED

(MORE COMMONLY KNOWN AS: 8804 DUNLAP STREET, DALLAS, TEXAS 75217)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Octavio Sanchez Jr., securing the payment of the indebtedness in the original principal amount of \$125,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note.** Property Max, Inc., is the current mortgagee of the Promissory Note and Deed of Trust.

2025 AUG 13 PM 2:46
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MA DEPUTY

FILED

FORECLOSURE SALE:

DATE: September 2, 2025

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE*

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 the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Sara Colavito AND/OR Joseph Juarez

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, Property Max, Inc., the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

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

Property Max, Inc. 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, any Trustee or 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 Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

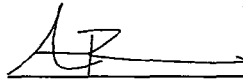
Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Property Max, Inc. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Property Max, Inc. Contact information for DIA Servicing, LLC, may be found below:

**DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229**

**Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com**

Renfro Law, PLLC



By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

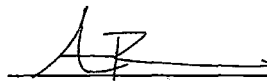
CERTIFICATION OF MAILING

Octavio Sanchez Jr.
8804 Dunlap Street
Dallas, Texas 75217

DATE SENT: AUGUST 13, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589-0710-5270-2156-8821-55

BY: 

I HEREBY CERTIFY THAT ON AUGUST 13, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro

EXHIBIT "A"

BEING PART 2 OF TRACT No.44, CITY BLOCK 6348 OF PLEASANT GROVE ESTATES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 32, MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE SOUTH LINE OF DUNLAP DRIVE (A 50 FOOT R.O.W.) SAID BEING IN THE NORTH LINE OF TRACT No.44, AND BEING EAST A DISTANCE 50.00 FEET FROM THE NORTHWEST CORNER OF SAID TRACT No.44, SAME BEING THE INTERSECTION OF THE SOUTH LINE OF DUNLAP DRIVE AND THE EAST LINE OF BLUEBERRY BOULEVARD;

THENCE EAST ALONG THE SAID SOUTH LINE OF DUNLAP DRIVE AND THE NORTH LINE OF TRACT 44, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET FOR CORNER;

THENCE SOUTH A DISTANCE OF 169.33 FEET TO AN IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF A 7.5 FOOT ALLEY R.O.W.;

THENCE WEST, ALONG SAID NORTH LINE OF A 7.5 FOOT ALLEY R.O.W., A DISTANCE OF 50.00 FEET TO AN IRON ROD SET FOR CORNER;

THENCE NORTH, A DISTANCE OF 169.33 FEET TO THE PLACE OF BEGINNING.

(MORE COMMONLY KNOWN AS: 8804 DUNLAP STREET, DALLAS, TEXAS 75217)

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DATE OF NOTICE: August 13, 2025

INSTRUMENT TO BE FORECLOSED: Deed of Trust ("Deed of Trust")

DATED: April 22, 2021

GRANTOR: Carlos Alberto Segura Ontiveros & Margarita V. Segura

TRUSTEE: Derek Hausheer

LENDER: B & A Barton Investments, LLC

CURRENT HOLDER: B & A Barton Investments, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 202100126717 of the real property records of Dallas County, Texas.

LEGAL DESCRIPTION & PROPERTY TO BE SOLD:

THE NORTH FIFTY (N. 50) FEET OF LOT THREE (3), IN BLOCK A/3905, OF THE J.E. BATTY'S REPLAT, TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 263, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

(MORE COMMONLY KNOWN AS: 3111 FERNWOOD AVENUE, DALLAS, TEXAS 75216)

OBLIGATION SECURE: Deed of Trust or Contract Lien executed by Carlos Alberto Segura Ontiveros & Margarita V. Segura, securing the payment of the indebtedness in the original principal amount of \$111,600.00, and obligations therein described

2025 AUG 13 PM 2:46
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY: AH DEPUTY

FILED

including but not limited to (a) the Promissory Note and (b) any and all modifications, renewals, and extensions of the Promissory Note. B & A Barton Investments, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: September 2, 2025

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE*

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 the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Ashley Tarver AND/OR Joseph Juarez

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, B & A Barton Investments, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of B & A Barton Investments, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with B & A Barton Investments, LLC'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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If B & A Barton Investments, LLC, 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 B & A Barton Investments, LLC Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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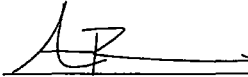
Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, B & A Barton Investments, LLC This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, B & A Barton Investments, LLC Contact information for DIA Servicing, LLC, may be found below:

**DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229**

**Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com**

Renfro Law, PLLC

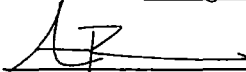


By: Ashleigh Renfro
Attorney/Substitute Trustee
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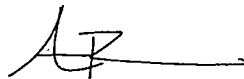
CERTIFICATION OF MAILING

Carlos Alberto Segura Ontiveros
Margarita V. Segura
3111 Fernwood Avenue
Dallas, Texas 75216

DATE SENT: AUGUST 13, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589-0710-5270-2156-8821-62

BY: 

I HEREBY CERTIFY THAT ON AUGUST 13, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro