

### Notice of Substitute Trustee's Sale

**Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> September 28, 2004	<b>Original Mortgagor/Grantor:</b> GREG WOLFKIEL
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> 2004214 <b>Page:</b> 00212 <b>Instrument No:</b> 3121155	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> SELENE FINANCE LP	<b>Mortgage Servicer's Address:</b> 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$254,840.00, executed by GREG WOLFKIEL and payable to the order of Lender.

**Property Address/Mailing Address:** 3959 ALTA VISTA LN, DALLAS, TX 75229

**Legal Description of Property to be Sold:** BEING LOT 14, IN BLOCK 7/6407, OF THIRD INSTALLMENT, OF MIDWAY HILLS NO. 6, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 338, PAGE 1333, OF THE 1964 PLAT RECORDS OF DALLAS COUNTY, TEXAS. .

<b>Date of Sale:</b> April 1, 2025	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST*, the owner and holder of the Note, has requested Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is



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 2025 FEB 27 AM 11:17  
 JOHN F. WARDEN  
 COUNTY CLERK  
 DALLAS COUNTY, TEXAS

14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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 Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

  
SUBSTITUTE TRUSTEE

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 12/21/2012	<b>Grantor(s)/Mortgagor(s):</b> POE SHINN AND WIFE, MARY ELIZABETH SHINN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NTFN, INC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, NA
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 201200382426	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 4/1/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

2025 FEB 27 AM 11:17  
 JOHN E. WARREN  
 COUNTY CLERK  
 DALLAS COUNTY  
 DEPUTY

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

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

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

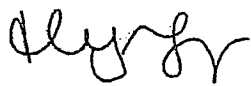
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

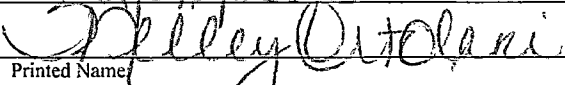
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(f): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS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

Dated: 2/20/2025 \_\_\_\_\_



Thuy Frazier, Attorney  
 McCarthy & Holthus, LLP  
 1255 West 15th Street, Suite 1060  
 Plano, TX 75075  
 Attorneys for Wells Fargo Bank, N.A.

Dated: 2/26/2025 \_\_\_\_\_



Printed Name: \_\_\_\_\_  
 Shelley Ortolani  
 Substitute Trustee  
 c/o Tejas Trustee  
 1255 West 15th Street, Suite 1060  
 Plano, TX 75075

TX-25-107106-POS

EXHIBIT "A"

BEING ALL OF LOT 1 BLOCK 4/4452 OF BENSON PLACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO TEE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 383 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE NORTHEAST ONE-HALF OF WELLINGTON STREET BETWEEN THE SOUTHEAST LINE OF REESE DRIVE AND THE SOUTHEAST LINE OF BENSON PLACE ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 7/8" IRON PIPE FOUND AT THE MOST NORTHERLY CORNER OF SAID LOT 1 AND BEING IN THE SOUTHEASTERLY LINE OF REESE DRIVE;

THENCE SOUTH 42 DEGREES 10 MINUTES WEST, WITH THE SOUTHEASTERLY LINE OF REESE DRIVE AND THE NORTHWESTERLY LINE OF SAID LOT 1 PASSING AT 35 FEET A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1 AND CONTINUING ALONG THE ABANDONED WELLINGTON STREET FOR A TOTAL DISTANCE OF 75.0 FEET A 7/8" IRON PIPE FOUND FOR CORNER;

THENCE SOUTH 50 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE CENTERLINE OF ABANDONED WELLINGTON STREET, A DISTANCE OF 154.21 FEET TO A 7/8" IRON PIPE FOUND FOR CORNER;

THENCE NORTH 41 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG THE ABANDONED WELLINGTON STREET PASSING AT 25 FEET THE SOUTHEAST CORNER OF SAID LOT 1 AND CONTINUING FOR A TOTAL DISTANCE OF 30.8 FEET TO A 1" IRON PIPE FOUND FOR CORNER;

THENCE NORTH 20 DEGREES 44 MINUTES 23 SECONDS EAST WITH THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 483 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER;

THENCE NORTH 51 DEGREES 13 MINUTES 33 SECONDS WEST, WITH THE COMMON LINE OF LOT 1 AND LOT 2 OF SAID ADDITION, A DISTANCE OF 135.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT A 10 FOOT DRAINAGE EASEMENT RESERVED IN QUIT CLAIM DEED FROM THE CITY OF DALLAS TO DOUGLAS WEBB AND WIFE, MARY ALICE WEBB, DATED 5/20/1959, RECORDED IN DEED RECORDS OF DALLAS COUNTY, TEXAS, WHICH EASEMENT IS MORE PARTICULARLY DESCRIBED IN SAID QUIT CLAIM DEED.

FILED

TS No.: 2024-06147  
24-000121-568

2025 FEB 27 AM 10:09

## Notice of Substitute Trustee Sale

JOHN F. WARREN  
COUNTY CLERK

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

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

**Date:** 04/01/2025

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 9742 AMBERLEY DRIVE, DALLAS, TX 75243

**2. 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. Any conveyance of the property is subject to all matters of record affecting the property. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/28/2022 and recorded 10/05/2022 in Document 202200262896, real property records of Dallas County, Texas, with **DANCING KING PROPERTIES LLC, A NEVADA LIMITED LIABILITY COMPANY** grantor(s) and Easy Street Capital Investments, LLC as Lender, Ellington Empire Fund LLC as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **DANCING KING PROPERTIES LLC, A NEVADA LIMITED LIABILITY COMPANY**, securing the payment of the indebtedness in the original principal amount of **\$318,500.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ellington Empire Fund LLC** is the current mortgagee of the note and deed of trust or contract lien.

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows: SEE EXHIBIT A

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services  
4200 Regent Blvd, Suite B200  
Irving, TX 75063  
Phone: 800-327-7861

TS No.: 2024-06147  
24-000121-568

**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: 2/26/2025

Manza Vidrine  
Printed Name: Manza Vidrine

Entra Default Solutions, LLC  
1355 Willow Way, Suite 115  
Concord, CA 94520

Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

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

I am Donna Stockman Certificate of Posting  
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 2/27/25 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.

TS No.: 2024-06147  
24-000121-568

EXHIBIT A

Being Lot 11, in Block 7/8428 of THIRD SECTION JACKSON MEADOWS, as Addition to the city of Dallas, Texas according to the Map thereof recorded in Volume 78005, Page 16, of the Map Records of Dallas county, Texas.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

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

**Date:** Tuesday, the 1<sup>st</sup> day of April, 2025  
**Time:** 10:00 AM or not later than three hours after that time  
**Place:** At the area outside on the north side of the George Allen Courts Building facing Commerce Street below the Overhang, 600 Commerce Street, Dallas, TX 75202 in Dallas County, Texas, or, if the proceeding area(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court

**TERMS OF SALE:** Cash or acceptable certified funds

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

**Date:** December 15, 2019  
**Grantor(s):** 8787 Ricchi LLC, a Texas Limited Liability Company  
**Original Lender:** 87STE Lending, LLC  
**Original Trustee:** Optima Stemmons, LLC  
**Original Principal:** \$5,700,000.00  
**Lender:** United States, acting by and through the United States Marshals Service, acting in 87STE Lending, LLC's place pursuant to EX PARTE Restraining Order and Order Directing Clerk to Unseal entered on January 25, 2022 in Case No. 20-cv-23278-MGC, UNITED STATES OF AMERICA, Plaintiff v. REAL PROPERTY LOCATED AT 7505 AND 7171 FOREST LANE, DALLAS, TEXAS 75230, WITH ALL APPURTENANCES, IMPROVEMENTS, AND ATTACHMENTS THEREON, AND ANY RIGHT TO COLLECT AND RECEIVE ANY PROFIT, RENT, INCOME, AND PROCEEDS THEREFROM, et al. (the "Court Order")  
**County Where Property Located:** Dallas County, Texas  
**Recording Information:** Document Number 201900344013  
Official Public Records of Dallas County, Texas  
**Secures:** The Promissory Note ("Note") in the original principal amount of \$5,700,000.00 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.

**PROPERTY TO BE SOLD:**

**Property County:** Dallas County  
**Property Description:** See attached Exhibit A  
**Property Address:** 8777 and 8787 N. Stemmons Freeway, Dallas County, Texas.  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal

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description contained above, 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 to engage significant due diligence prior to sale.

**SUBSTITUTE TRUSTEE:** Joel Rheman or Courtney Holliday, any to act

**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:** 3200 Southwest Freeway, Ste 2200, Houston, Texas 77027.

Default has occurred in the payment of the Note and the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender has requested that the Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date, Time and Place of Sale, Substitute Trustee 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, express or implied, 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."



Printed Name: Joel Rheman, Substitute Trustee

#### Certificate of Posting

My name is \_\_\_\_\_, and my address is \_\_\_\_\_. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of Dallas County Clerk and/or caused to be posted at the Dallas County courthouse this Notice of Substitute Trustee's Sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

Exhibit A

BEING a tract of land situated in the James McLaughlin Survey, Abstract No. 845 and the F. A. Winn Survey, Abstract No. 1579, Dallas County, Texas, and being all of Lot 2A in Block 4/7941 of a Replat of Lot 2, Block 4/7941, in the Second Installment, Kings Row Industrial District, an Addition to the City of Dallas, Texas according to the plat recorded in Volume 86102, Page 4489, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" in concrete in the Southeast line of Regal Row (a variable width right-of-way at this point) at the most Northerly point on a corner clip in the West line of Stemmons Freeway (I.H. 35E) (a 320 foot right-of-way), said "X" also being at the most Northerly corner of said Lot 2A;

THENCE South 52 degrees 21 minutes 57 seconds East, 14.09 feet, with said corner clip, to an "X" set in concrete in the said West line of Stemmons Freeway;

THENCE South 07 degrees 10 minutes 13 seconds East, 565.00 feet, with the said West line of Stemmons Freeway, to a 1/2 " diameter iron rod found;

THENCE South 09 degrees 28 minutes 03 seconds East, 15.99 feet, with the said West line of Stemmons Freeway, to a 1/2" diameter iron rod found at the Southeast corner of said Lot 2A, said iron rod also being at the Northeast corner of Lot 1 in said Block 4/7941;

THENCE South 77 degrees 55 minutes 16 seconds West, 630.15 feet, with the North line of said Lot 1 and with the South line of said Lot 2A and along a fence line part of the way, to a 1/2" diameter iron rod found;

THENCE North 07 degrees 10 minutes 13 seconds West, 282.00 feet, with the East line of Lot 3 in said Block 4/7941, to a 1/2" diameter iron rod found in the said Southeast line of Regal Row;

THENCE North 45 degrees 20 minutes 50 seconds East, 565.90 feet, with the said Southeast line of Regal Row, to an "X" set in concrete, said "X" also being at the beginning of a curve to the right having a central angle of 32 degrees 46 minutes 27 seconds and a radius of 87.00 feet;

THENCE with said curve in a Northeasterly direction and with the said Southeast line of Regal Row, an arc distance of 49.77 feet to an "X" set in concrete at the end of said curve;

THENCE North 82 degrees 26 minutes 19 seconds East, 122.34 feet, with the said Southeast line of Regal Row, to the PLACE OF BEGINNING and containing 301,513 square feet (6.9217 acres) of land, more or less.

FILED

**NOTICE OF FORECLOSURE SALE**

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**Deed of Trust:**

Dated: August 15, 2022  
 Grantor: LA CITTA GROUP, LLC  
 Trustee: Shelly Carter  
 Lender: Shellron Holdings, LLC, a Delaware limited liability company  
 Loan Servicer: Shellron Holdings, LLC, a Delaware limited liability company  
 Recorded: **Instrument #202200222295**, recorded on August 16, 2022, in the official Real Property (Deed) Records of Dallas County, Texas  
 Secures: Promissory Note ("Note") in the original principal amount of \$872,050.00 and a second note in the original principal amount of \$53,728.49, executed by LA Citta Group, LLC ("Borrower"), and payable to the order of Lender  
 Maturity Date: August 15, 2052

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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

**Legal Description:**

**TRACT 1:  
 LOT 15, BLOCK 2/1742, JEFFERS ADDITION, AN  
 ADDITION TO THE CITY OF DALLAS, DALLAS  
 COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
 RECORDED IN VOLUME 3, PAGE 380, MAP RECORDS  
 OF DALLAS COUNTY, TEXAS; and more commonly known as  
 2611 Pine St., Dallas, TX 75215.**

**FORECLOSURE SALE:**

Date: **Tuesday, April 1, 2025**

Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.

Place: **ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT**

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

Substitute Trustee: **Bennett M. Wyse, Ted Gambordella, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David**



Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, and/or Jeff Benton

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

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

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

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

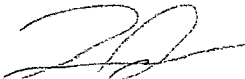
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

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

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

**SUBSTITUTE TRUSTEE:**

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

## NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: BEING Lot 16, in Block 3/6236, of Piedmont Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 23, Page 241, Plat Records, Dallas County, Texas (aka 6824 Seco Blvd., Dallas, Texas 75217).

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated February 10, 2017 recorded in Document 201700045462 real property records of Dallas County, Texas.

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

Date: 04/01/2025     Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Dallas County Courthouse, Texas at the following location: Nort side of the George Allen Courts Building facing Commerce Street or as designated by the county commission's office or 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 propety 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.

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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Jose Froylan Calvo Garcia and Valkis Naranjo Velasquez as Grantor and Street Capital Rentals- II, LLC as Grantee, provides that it secures the payment of the indebtedness in the original principal amount of \$107,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. Street Capital Rentals – II, LLC is the current mortgagee of the note and deed of trust.

*Default and Request to Act.* Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 7<sup>th</sup> day of March 2025.



Denyse Crews  
Substitute Trustee  
c/o Street Capital - II, LLC  
5712 Colleyville Blvd. #200  
Colleyville, TX 76034

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

2025 MAR - 7 AM 11:15

FILED

CRM# 9589 0710 5270 2334 1642 26

**Notice of Foreclosure Sale  
(Including Appointment of Substitute Trustee)**

**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.**

March 6, 2025

Deed of Trust ("Deed of Trust"):

Dated:	June 16, 2023
Grantor:	Kendallwood Drive, LLC
Trustee:	Marcus Channing Morris
Lender:	First Financial Bank
Recorded in:	Official Records of Dallas County, Texas as Instrument Number 202300121949
Secures:	Promissory Note ("Note") in the original principal amount of \$104,000.00, executed by Grantor and payable to the order of Lender: and all other indebtedness of Grantor to Lender.
Guaranty:	The Note is guaranteed by Unconditional Guarantees executed by All Care Hospice, LLC, Daniel Blackburn, DCB Irrevocable Trust dated November 12, 2013 and Silver Leaf Assisted Living, LLC in favor of Lender.
Substitute Trustee:	Mark S. Zachary
Substitute Trustee's Address:	400 Pine Street, Suite 800, Abilene, Texas 79601
Property (the "Property"):	The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the following described real property and all rights and appurtenances thereto: <b>Lot Two (2), Block C/7726, NORTHVIEW ADDITION, SECOND SECTION, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 45, Page 119 of the Map and/or Plat Records of Dallas County, Texas</b>

FILED  
2025 MAR -7 PM 3:46  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
PROPERTY

Foreclosure Sale:

- Date: April 1, 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 10:00 a.m. and not later than three hours thereafter.**
- Place: The North Side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas, Dallas County, Texas; or in such other area as designated by the Commissioner's Court of Dallas County, Texas pursuant to Section 51.002 of the Texas Property Code. The George Allen Courts Building is located at 600 Commerce Street, Dallas, Dallas County, Texas.
- 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, and at purchaser's own risk. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

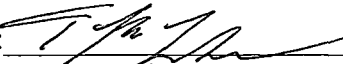
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

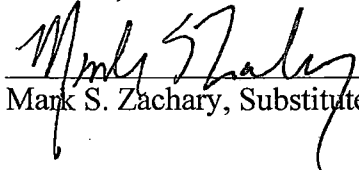
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 MORTGAGEE SERVICER.**

March 6, 2025.

**First Financial Bank**

By:   
\_\_\_\_\_  
Luke Longhofer,  
EVP, Chief Credit Officer

  
\_\_\_\_\_  
Mark S. Zachary, Substitute Trustee

STATE OF TEXAS

§

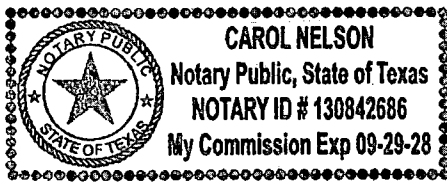
COUNTY OF TAYLOR

§

§

BEFORE ME, the undersigned authority, on this day personally appeared **Luke Longhofer**, EVP, Chief Credit Officer of **First Financial Bank**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 6th day of March, 2025.



*Carol Nelson*  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

§

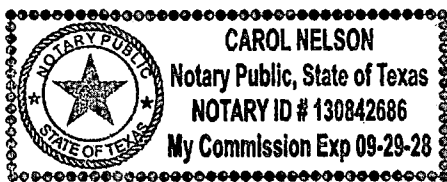
COUNTY OF TAYLOR

§

§

BEFORE ME, the undersigned authority, on this day personally appeared **Mark S. Zachary**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 6th day of March, 2025.



*Carol Nelson*  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

## NOTICE OF APPOINTMENT OF SUBSTITUTE TRUSTEES

Pursuant to (i) Section 28 of the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Deed of Trust")<sup>1</sup> dated December 23, 2019 and recorded on December 23, 2019 in document number 201900345122 of the real property records of Dallas County, Texas, and (ii) Sections 51.0075 and 51.0076 of the Texas Property Code, SM Finance II Warehouse 1 LLC ("Lender") appoints John H. Ivie, III, David Garvin, and Jeff Benton as Substitute Trustees (the "Substitute Trustees") effective as of the date of this Notice, each with all estates, properties, powers, rights, duties, authority and trust of the Original Trustee under the Deed of Trust. Lender hereby further removes any trustees who may have been previously named or appointed, including, without limitation, Charlie Badgett.

The Substitute Trustees are each authorized to conduct the foreclosure sale on April 1, 2025 in Dallas County, Texas (the "Foreclosure Sale") of the following property (the "Property"):

Tract 1: (Fee Simple)

Being all of Lot 1A, Block 2/930, of International Center Phase IV, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 99085, Page 35, of the Deed Records of Dallas County, Texas.

Tract 2: (Aerial Abandonment)

Being a three-dimensional tract of air space, the bottom surface of which is parallel to the surface of, and is 18 feet above, described in the City of Dallas Ordinance No. 23876, recorded in Volume 2001009, Page 2105, of the Deed Records of Dallas County, Texas.

Tract 3: (Aerial Abandonment)

Being a three-dimensional tract of air space, the bottom surface of which is parallel to the surface of, and is 18 feet above, described in the City of Dallas Ordinance No. 24211, recorded in Volume 2001009, Page 2119, of the Deed Records of Dallas County, Texas.

<sup>1</sup> The Deed of Trust is dated December 23, 2019 and was recorded in document number 201900345122 of the real property records of Dallas County, Texas.

On or around December 24, 2019, the Deed of Trust was assigned to SM Finance II Holdings LLC, which assignment was recorded on or around January 3, 2020 in document number 20200002278 of the real property records of Dallas County, Texas.

On or around January 30, 2020 the Deed of Trust was further assigned to SM Finance II Warehouse 1 LLC, which assignment was recorded on or around February 4, 2020 in document number 202000033173 of the real property records of Dallas County, Texas.

SM Finance II Warehouse 1 LLC is the current holder and beneficiary of the Deed of Trust.

FILED

2025 MAR -7 PM 3:09

JOHN F. WATKINS  
COUNTY CLERK  
DALLAS COUNTY  
DALLAS, TEXAS

Tract 4: (Easement Estate)

Non-exclusive pedestrian ingress and egress easement over, across and along Skybridge as created in Skybridge Reciprocal Easement Agreement, by and between International Center Development IV Ltd., and International Center Development II and III Ltd., dated January 10, 2001, recorded in Volume 2001009, Page 2131, of the Deed Records of Dallas County, Texas, said easement spanning Hunt Street between International Center, Lot 1A, Block 1/929, as recorded in Volume 96117, Page 3321, of the Deed Records of Dallas County, Texas, and International Center - Phase IV, as recorded in Volume 99085, Page 35, of the Map Records of Dallas County, Texas.

The Substitute Trustee's Business Address is:

1401 Burnham Drive  
Plano, Texas 75093

Dated: March 5, 2025

SM Finance II Warehouse 1 LLC



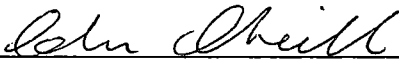
By: Beth Newman  
Name: Authorized Signatory

STATE OF NEW YORK       §  
  §  
COUNTY OF NEW YORK   §

This Notice of Appointment of Substitute Trustees was acknowledged before me on this 5th day of March, 2025, by Beth Newman as Authorized Signatory for SM Finance II Warehouse 1 LLC.

Given under my hand and seal of office this 5<sup>th</sup> day of March, 2025.

COLM E. O'NEILL  
Notary Public, State of New York  
No. 01ON64339397  
Qualified in Kings County  
Commission Expires 08/29/2028

  
\_\_\_\_\_  
Notary Public in and for the State of New York



## NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold at the public non-judicial foreclosure sale noticed hereby (the "Sale") is described as follows:

All property (real, personal, or otherwise) described in the Deed of Trust, (defined below), together with the rights, appurtenances, and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof (collectively, the "Property"). In the event any of the Property has been released by the beneficiary thereunder from time to time prior to the Sale, then such released portion of the Property shall be excluded from the Sale.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed at the Sale is the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated on or around December 23, 2019 and recorded on December 23, 2019 in document number 201900345122 of the real property records of Dallas County, Texas (the "Deed of Trust").

On or around December 24, 2019, the Deed of Trust was assigned to SM Finance II Holdings LLC, which assignment was recorded on or around January 3, 2020 in document number 202000002278 of the real property records of Dallas County, Texas.

On or around January 30, 2020, the Deed of Trust was further assigned to SM Finance II Warehouse 1 LLC, which assignment was recorded on or around February 4, 2020 in document number 202000033173 of the real property records of Dallas County, Texas.

SM Finance II Warehouse 1 LLC (the "Beneficiary") is the current owner and holder of the Obligations (defined below) and the beneficiary under the Deed of Trust.

Situs AMC, of 5065, Westheimer Road, Suite 700E, Houston, Texas 77056, is the mortgage servicer for the mortgage loan described herein.

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

Date: Tuesday, April 1, 2025

Time: The Sale will begin no earlier than 10:00 A.M. and no later than three hours thereafter. The Sale will be completed by no later than 4:00 P.M.

Place: The area outside on the North Side of the George Allen Courts Building Facing Commerce Street below the overhang

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 Obligations up to the amount of the unsatisfied Obligations at the time of Sale.

2025 MAR - 7 PM 3:09

FILED

Those desiring to purchase the Property will need to demonstrate their ability to pay cash (or any cash equivalents acceptable to the Beneficiary, as may be disclosed prior to the Sale in compliance with the Deed of Trust and applicable law) 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 advised that, by law, the Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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.

Notice is hereby given of Beneficiary's election to proceed against, and have the Substitute Trustees, or any one of them, sell at the Sale all of the real property and personal property that comprises the Property in accordance with the Beneficiary's rights and remedies under the Deed of Trust and under Section 9.604 of the Texas Business and Commerce Code.

Pursuant to this notice and the Notice of Appointment of Substitute Trustees attached hereto as **Exhibit B**, which is fully incorporated into and made a part of this notice for all purposes, John H. Ivie, III, David Garvin, and Jeff Benton have been appointed, effective as of March 5, 2025, as the Substitute Trustees authorized to sell the Property at the Sale. The Substitute Trustees' street address, for purposes of section 51.0075(e) of the Texas Property Code, is 1401 Burnham Drive, Plano, Texas 75093.

**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.**

Pursuant to section 51.0075(a) of the Texas Property Code, each of the Substitute Trustees has 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 Substitute Trustee conducting the Sale.

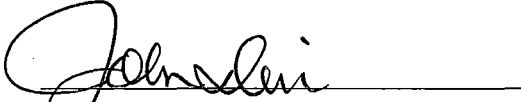
5. *Type of Sale.* The Sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted in the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations"), including but not limited to, the Promissory Note dated December 23, 2019, in the original principal amount of \$80,000,000.00, executed by J. Gabriel Barbier-Mueller as the sole member of IC4 Holdings, LLC, which is the manager of IC4, LLC, which is the general partner of International Center Development IV, Ltd., and payable originally to the order of SM Finance II LLC.

Questions concerning the Sale may be directed to the undersigned.

7. *Default and Direction to Act.* Default has occurred under the Deed of Trust, and the Beneficiary has directed the Substitute Trustees, or any of them, to conduct the Sale.

Dated: March 5, 2025

A handwritten signature in black ink, appearing to read "John Ivie", written over a horizontal line.

John H. Ivie, III, Substitute Trustee  
1401 Burnham Drive  
Plano, Texas 75093



## **Exhibit A**

### **Description of Property Subject to Foreclosure Sale**

#### Tract 1: (Fee Simple)

BEING all of Lot 1A, Block 2/930, of International Center Phase IV, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 99085, Page 35, of the Deed Records of Dallas County, Texas.

#### Tract 2: (Aerial Abandonment)

Being a three-dimensional tract of air space, the bottom surface of which is parallel to the surface of, and is 18 feet above, described in the City of Dallas Ordinance No. 23876, recorded in Volume 2001009, Page 2105, of the Deed Records of Dallas County, Texas.

#### Tract 3: (Aerial Abandonment)

Being a three-dimensional tract of air space, the bottom surface of which is parallel to the surface of, and is 18 feet above, described in the City of Dallas Ordinance No. 24211, recorded in Volume 2001009, Page 2119, of the Deed Records of Dallas County, Texas.

#### Tract 4: (Easement Estate)

Non-exclusive pedestrian ingress and egress easement over, across and along Skybridge as created in Skybridge Reciprocal Easement Agreement, by and between International Center Development IV Ltd., and International Center Development II and III Ltd., dated January 10, 2001, recorded in Volume 2001009, Page 2131, of the Deed Records of Dallas County, Texas, said easement spanning Hunt Street between International Center, Lot 1A, Block 1/929, as recorded in Volume 96117, Page 3321, of the Deed Records of Dallas County, Texas, and International Center - Phase IV, as recorded in Volume 99085, Page 35, of the Map Records of Dallas County, Texas.

**Exhibit B**

**Notice of Appointment of Substitute Trustees**

FILED

2025 MAR 10 AM 7:58

**NOTICE OF ASSESSMENT LIEN SALE**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS           §

WHEREAS, on or about November 21, 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 El-Roi Property Holdings, Series LLC - Series D, the present owner of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said El-Roi Property Holdings, Series LLC - Series D 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;

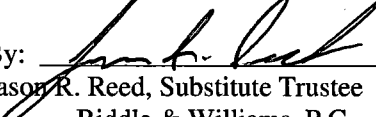
NOW, THEREFORE, notice is hereby given that on Tuesday, April 1, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, 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 1194, Building NN, and 0.30 percent 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, recorded in Volume 79252, Page 388, of the Condominium Records of Dallas County, Texas, together with the First Amendment recorded in Volume 80063, Page 1866 and Volume 82051, Page 482 of the Deed Records of Dallas County, Texas (4622 Country Creek Drive, Unit 1194)

WITNESS my hand this 26<sup>th</sup> day of February, 2025

COUNTRY CREEK CONDOMINIUM ASSOCIATION

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.

\_\_\_\_\_

FILED

2025 MAR 10 AM 7:58

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS           §

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

WHEREAS, on or about November 21, 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 Lafael Banks and Kamila J. Banks, the present owners of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Lafael Banks and Kamila J. Banks have continued to default in the payment of their 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;

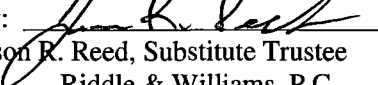
NOW, THEREFORE, notice is hereby given that on Tuesday, April 1, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, 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 1168, Building JJ, of County Creek, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Declaration thereof recorded in Volume 79252, Page 388, Condominium Records, Dallas County, Texas (4614 Country Creek Drive, Unit 1168)

WITNESS my hand this 24<sup>th</sup> day of February, 2025

COUNTRY CREEK CONDOMINIUM ASSOCIATION

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.

FILED

2025 MAR 10 AM 7:58

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                    §  
  §  
COUNTY OF DALLAS               §

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

WHEREAS, on or about April 26, 2023, 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 Daniel Dale Polk, the present owner of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Daniel Dale Polk 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, April 1, 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 1136, Building BB, of Country Creek Condominiums, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Declaration filed for record on September 1, 1979, and recorded in Volume 79252, Page 388, Condominium Records and First Amendment Dated March 19, 1980, Recorded in Volume 80063, Page 1866, and Volume 82051, Page 482, Deed Records, Dallas County, Texas, together with an undivided percent interest in the general common elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration. Also known as 4655 Country Creek Drive, Unit 1136, Dallas, Texas (4655 Country Creek Drive, Unit 1136)

WITNESS my hand this 24th day of February, 2025

COUNTRY CREEK CONDOMINIUM ASSOCIATION

By: [Signature]  
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

2025 MAR 10 AM 7:58

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

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                    §  
   §  
COUNTY OF DALLAS               §

WHEREAS, on or about November 21, 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 Colby Morse, the present owner of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Colby Morse 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, April 1, 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 1220, Building SS, of County Creek, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Declaration thereof recorded in Volume 79252, Page 388, of the Condominium Records of Dallas County, Texas, and as amended in First Amendment to Declaration and Master Deed dated March 19, 1980 and recorded in Volume 80063, Page 1866, Condominium Records, together with any limited common elements and the undivided 0.29 percentage interest in the general common elements appurtenant thereto (4632 Country Creek Drive, Unit 1220)

WITNESS my hand this 20th day of February, 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.

FILED

2025 MAR 10 AM 7:57

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

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

WHEREAS, on or about October 3, 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 Linda Torrez, the present owner of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Linda Torrez 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;

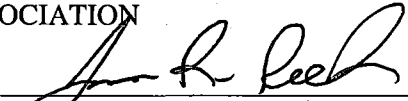
NOW, THEREFORE, notice is hereby given that on Tuesday, April 1, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, 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 1150, Building "EE", and its appurtenant undivided interest in and to the general common elements of Country Creek Condominiums, a Condominium regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration filed December 28, 1979, recorded in Volume 79252, Page 388, Real Property Records, Dallas County, Texas (4661 Country Creek Drive, Unit 1150)

WITNESS my hand this 21<sup>st</sup> day of February, 2025

COUNTRY CREEK CONDOMINIUM  
ASSOCIATION

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 MAR 10 AM 7:57

COUNTY OF DALLAS

§

§

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

WHEREAS, on or about December 18, 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 Sementher Yohannes and Navaneeth Kumar Angari, the present owners of said real property, to Preston Oaks Crossing Condominium Association (the "Association"); and

WHEREAS, the said Sementher Yohannes and Navaneeth Kumar Angari have continued to default in the payment of their 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;

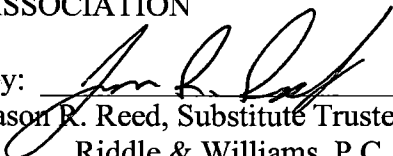
NOW, THEREFORE, notice is hereby given that on Tuesday, April 1, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, 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 OO-1, Building OO, of Preston Oaks Crossing Condominiums, a Condominium Project in the City of Dallas, Dallas County, Texas; together with the limited common elements and an undivided interest in and to the general common elements, as defined in that Declaration recorded in Volume 81061, Page 2401, Condominium Records, Dallas County, Texas, as amended by Volume 81078, Page 257; Volume 82010, Page 2339; Volume 82020, Page 1045 and Volume 82042, Page 3394, Real Property Records, Dallas County, Texas (5626 Preston Oaks, Unit 42A)

WITNESS my hand this 14<sup>th</sup> day of March, 2025

PRESTON OAKS CROSSING CONDOMINIUM  
ASSOCIATION

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 MAR 10 AM 7:57

COUNTY OF DALLAS

§

§

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

WHEREAS, on or about March 1, 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 Alice Chu Johnson aka Alice Ming Chu and Patty Chu Lee, the present owners of said real property, to Preston Oaks Crossing Condominium Association (the "Association"); and

WHEREAS, the said Alice Chu Johnson aka Alice Ming Chu and Patty Chu Lee have continued to default in the payment of their 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;

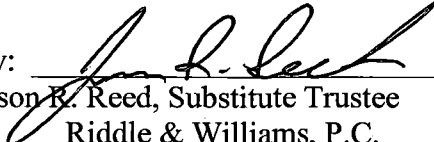
NOW, THEREFORE, notice is hereby given that on Tuesday, April 1, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, 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 EE-3, Building EE, and its appurtenant undivided interest in and to the general and limited common elements of Preston Oaks Crossing Condominium, Phase I and II, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration, recorded in Volume 81061, Page 2401, Condominium Records, when taken with all Amendments and/or Supplements thereto, in Volume 81078, Page 257, Volume 82010, Page 2339, Volume 82020, Page 1045, Volume 82042, Page 3394, Deed Record, Dallas County, Texas (5626 Preston Oaks Road, Apt. 32A)

WITNESS my hand this 7<sup>th</sup> day of March, 2025

PRESTON OAKS CROSSING CONDOMINIUM  
ASSOCIATION

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.

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Date: February 20, 2025  
Substitute Trustee: **Thomas K. Broder, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton**

Address of Substitute Trustee: 10440 N. Central Expressway, Suite 1550  
Dallas, Texas 75231

Holder of Note and Lien: CrossTimbers Capital, Inc.  
Note: Promissory Note in original principal amount of \$60,000.00

Deed of Trust:

Date: September 9, 2024

Grantor: **Manahaga Enterprises Inc., a Texas corporation**

Lender: CrossTimbers Capital, Inc.

Recording Information: Instrument Number 202400185449

Property: Being Lot 12, in Block 1/6889, of Carver Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 15, Page 135, of the map records of Dallas County, Texas.

commonly known as 5831 Plum Dale Road, Dallas, Texas 75241.

County: Dallas County, Texas

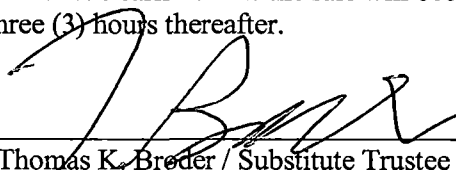
Date of Sale: April 1, 2025. The earliest time at which the sale shall occur is 1:00 p.m.

Time of Sale: 1:00 p.m. – 4:00pm.

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 Commissioner's Court

Holder of the Note and Lien has appointed **Thomas K. Broder, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton** or any one of them, as Substitute Trustee under the Deed of Trust. Holder of the Note and Lien 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.

  
\_\_\_\_\_  
Thomas K. Broder / Substitute Trustee

FILED  
2025 MAR 10 AM 8:25  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

FILED

**NOTICE OF FORECLOSURE SALE** 2025 FEB 27 AM 10:10

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

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

BEING A TRACT OF LAND SITUATED IN THE GEORGE O. PEALER SURVEY, ABSTRACT NO. 1138, IN THE CITY OF IRVING, DALLAS COUNTY, TEXAS AND BEING PART OF LOT 20 OF OAKLAND HEIGHTS, ON ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 3, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO KAMINISKI HOLDINGS, INC. BY DEED RECORDED IN VOLUME 2004103, PAGE 10739, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT SET IN CONCRETE IN THE NORTH RIGHT-OF-WAY LINE OF SOUTHTREES STREET (50 FOOT PRIVATE RIGHT-OF-WAY), SAID POINT BEING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TOMMIE LEE TUCKER, JR. BY DEED RECORDED IN VOLUME 85244, PAGE 2640, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHTREES STREET, A DISTANCE OF 51.00 FEET TO A 1 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO FABIAN ALFREDO NARVAEZ BY DEED RECORDED IN VOLUME 94016, PAGE 156, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 43 MINUTES 06 SECONDS EAST, ALONG THE EAST PROPERTY LINE OF SAID NARVAEZ TRACT, A DISTANCE OF 118.00 FEET TO A 5/8 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED (DCA INC) IN THE SOUTH PROPERTY LINE OF A TRACT OF LAND CONVEYED TO MICHAEL J. BEZEREDI AND WIFE, ELIZABETH BEZEREDI BY DEED RECORDED IN VOLUME 2000221, PAGE 4097, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 31 MINUTES 49 SECONDS EAST, ALONG THE SOUTH PROPERTY LINE OF SAID BEZEREDI TRACT, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED (DCA INC) AT THE NORTHWEST CORNER OF SAID TUCKER TRACT;

THENCE SOUTH 00 DEGREES 43 MINUTES 06 SECONDS WEST, ALONG THE WEST PROPERTY LINE OF SAID TUCKER TRACT, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,016.70 SQUARE FEET OR 0.1381 ACRES OF LAND.

COMMONLY KNOWN AS 1607 SOUTHTREES STREET, IRVING, TX 75060.

TRACT 2:

LOT 6 IN BLOCK 18/6584, OF GASTON PARK SECOND SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 18, PAGE 225, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

COMMONLY KNOWN AS 11726 ABSTON LN, DALLAS, TX 75218.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/12/2020 and recorded in Document 2020-202000322970 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: 04/01/2025

Time: 01:00 PM

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

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

**5. Obligations Secured.** The Deed of Trust executed by XYLO HQ LLC, ALPHA SERIES, provides that it secures the payment of the indebtedness in the original principal amount of \$325,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

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

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 2/27/25 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

2025 FEB 27 AM 11:17

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

**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 1st day of April, 2025  
**Time:** 10 AM or not later than three hours after that time  
**Place:** AT George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in Dallas County, Texas.

**TERMS OF SALE: CASH**

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

**Date:** January 24, 2014  
**Grantor(s):** ANN LOUISE O'BRIEN  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for LENDING SOLUTIONS INC., its successors and assigns  
**Original Principal:** \$136,800.00  
**Recording Information:** Deed Inst.# 201400030893  
**Current Mortgagee/Beneficiary:** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$136,800.00 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:** 2945 Shelby Ave, Dallas, TX 75219  
**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:** Shellpoint Mortgage Servicing  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 24-01646TX

**SUBSTITUTE TRUSTEE(S):** Coury Jacocks, Rob Peebles, John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc.

**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 UNIT NO. 2945 IN BUILDING C, AND AN UNDIVIDED 6.1812% INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS SHELBY PLACE CONDOMINIUMS, A CONDOMINIUM REGIME SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE ENABLING DECLARATION, RECORDED IN VOLUME 73189, PAGE 2099, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS, AND FIRST AMENDMENT TO ENABLING DECLARATION RECORDED IN VOLUME 73238, PAGE 1365, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS

**NOTICE OF ACCELERATION AND NOTICE OF 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.**

**DEED OF TRUST INFORMATION:**

**Date:** 11/06/2009  
**Grantor(s):** CHARLES C. SMITH, A SINGLE PERSON  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR THE LENDING PARTNERS, LTD. DBA HOME TEAM MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$256,000.00  
**Recording Information:** Instrument 200900322896  
**Property County:** Dallas  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 3230 CAMBRICK STREET #6, DALLAS, TX 75204-1863

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Nationstar Mortgage LLC  
**Mortgage Servicer:** Nationstar Mortgage LLC d/b/a Mr. Cooper  
**Current Beneficiary:** Nationstar Mortgage LLC  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd., Coppell, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of April, 2025  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED  
2025 FEB 27 AM 11:17  
BY \_\_\_\_\_  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY



4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ 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 Court.

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

#### Exhibit "A"

UNIT NO. 6, BUILDING 4, OF CAMBRIDGE SQUARE NORTH 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 2000059, PAGE 670, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AND AMENDED IN VOLUME 2000063, PAGE 10, OF THE REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT 11, BLOCK 2/5401 OF LAKE HIGHLANDS ESTATES, SECOND SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGE 33, MAP RECORDS, DALLAS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/24/2021 and recorded in Document 202100374425 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: 04/01/2025

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 TALITHA ELIZABETH MORTON, provides that it secures the payment of the indebtedness in the original principal amount of \$496,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW AMERICAN FUNDING, LLC is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW AMERICAN FUNDING, LLC c/o NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, 8201 North FM 620, Suite 120, Austin, TX 78726 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 3/6/25 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.

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

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2025 MAR -6 PM 12:49

FILED