

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
2025 MAR 10 AM 10:08
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY: AH DEPUTY

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Date: March 10, 2025

Borrower: TIDES ON LEISURE OWNER LLC, a Delaware limited liability company

Borrower's Address: 11726 San Vicente Boulevard, Suite 414
Los Angeles, California 90049

Holder: NEWPOINT JV SUB BB, LLC, a Delaware limited liability company

Holder's Address: 5800 Tennyson Parkway, Suite 200
Plano Texas 75024

Mortgage Servicer: NewPoint Real Estate Capital LLC, a Michigan limited liability company

Mortgage Servicer's Address: 5800 Tennyson Parkway, Suite 200
Plano, Texas 75024

Substitute Trustees: Amy Simpson, Miranda Barton, Janice Wright, Shea Goodson, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, and each of them acting alone

Substitute Trustees' Address: c/o Seyfarth Shaw LLP, 2323 Ross Avenue, Suite 1660, Dallas, Texas 75201

Deed of Trust: Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing

Date: August 31, 2022

Grantor: TIDES ON LEISURE OWNER, LLC a Delaware limited liability company

Lender: NEWPOINT JV LLC, a Delaware limited liability company

Trustee: William M. Woodall, an individual

Secures: Multifamily Note (“Note”), dated August 31, 2022, in the original principal amount of \$45,842,000.00, executed by Grantor, payable to the order of Lender and currently held by Holder.

Recording: Recorded on September 2, 2022, as Instrument Number 202200236716 of the Real Property Records of Dallas County, Texas (the “Records”), and as assigned to Holder, pursuant to that certain Assignment of Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated as of September 7, 2022, recorded as Instrument Number 202300005221 of the Records.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust (defined above); the legal description of the real property is also, for the sake of convenience only, described in Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee’s Sale, it being the intent that the Foreclosure Sale will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale: Tuesday, April 1, 2025

Time of Sale: The sale of the Property will take place between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 1:00 p.m., and the sale will begin within three hours thereafter.

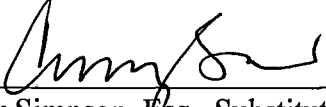
Place of Sale:

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 or as otherwise designated by the Dallas County Commissioners Court as the area where foreclosure sales are to take place

Holder has appointed Amy Simpson, Miranda Barton, Janice Wright, Shea Goodson, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder, acting by and through Mortgage Servicer, has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

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

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.



Amy Simpson, Esq., Substitute Trustee


STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 10 day of March, 2025, by Amy Simpson, Esq., as Substitute Trustee.

[SEAL]

My Commission Expires:

March 19, 2027



Notary Public, State of Texas

Ana Rico

Printed Name of Notary

After recording return to:

Amy Simpson, Esq.
Seyfarth Shaw LLP
2323 Ross Avenue, Suite 1660,
Dallas, Texas 75201



EXHIBIT A

DESCRIPTION OF THE LAND

Tract 1:

BEING a 5.5409 acre tract of land situated in the John Jackson Survey, Abstract 699, City of Dallas, Dallas County, Texas and being known as Arbors on Forest Lane, an addition to the City of Dallas as recorded in Volume 81222, Page 48 of the Deed Records, Dallas County, Texas, and being that certain tract of land conveyed by Warranty Deed to Solaris LLC, as recorded in Instrument No. 201100074069 of the Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rod with yellow cap marked RPLS 3989 set for corner for the Northwest corner of said Arbors on Forest Lane, from said rod set a 1/2 inch rod found bears North 69 degrees 16 minutes 18 seconds West, 0.53 feet, said rod set being in the South right-of-way line of Forest Lane (a variable width right-of-way), said rod set also being the Northeast corner of Wellington Place, an addition to the City of Dallas as recorded in Volume 83049, Page 536 of the Deed Records, Dallas County, Texas;

THENCE North 89 degrees 41 minutes 34 seconds East, along the North line of said Arbors on Forest Lane and said South right-of-way line, a distance of 477.41 feet to a point for corner from which a 1/2 inch iron rod found bears South 05 degrees 23 minutes 51 seconds East, 0.21 feet, said point also being located at a corner clip between said South right-of-way line and the Westerly right-of-way line of Leisure Drive (a 56 foot wide right-of-way);

THENCE South 44 degrees 14 minutes 15 seconds East, along said corner clip, a distance of 13.88 feet to a point for corner from which a 1/2 inch iron rod found bears South 14 degrees 41 minutes 25 seconds East, 0.22 feet, said iron rod set being in a curve to the right in said Westerly right-of-way line whose radius point bears North 87 degrees 46 minutes 03 seconds West, 677.00 feet;

THENCE in a Southwesterly direction along said curve to the right and said Westerly right-of-way line, through a central angle of 37 degrees 59 minutes 51 seconds, an arc distance of 448.97 feet to a 1/2 inch iron rod with yellow cap marked RPLS 3989 set for corner for the end of said curve;

THENCE South 40 degrees 13 minutes 48 seconds West, continuing along said Westerly right-of-way line, a distance of 158.61 feet to a 1/2 inch iron rod found for corner for the beginning of a curve to the left whose radius point bears South 49 degrees 46 minutes 11 seconds East, 718.00 feet;

THENCE in a Southwesterly direction along said curve to the left and said Westerly right-of-way line, through a central angle of 15 degrees 00 minutes 30 seconds, an arc distance of 188.08 feet to a 1/2 inch iron rod with yellow cap set for corner for the Southeast corner of said Arbors on Forest Lane and the Northeast corner of Arbor Park II, an addition to the City of Dallas as recorded in Volume 83026, Page 3700 of the Deed Records, Dallas County, Texas;

THENCE South 89 degrees 37 minutes 50 seconds West, along the common line between said Arbors on Forest Lane and said Arbor Park II, a distance of 119.93 feet to a 1/2 inch iron rod found for corner for the Southwest corner of said Arbors on Forest Lane and an angle point in the North line of said Arbor Park II, said iron rod found also being the Southeast corner of said Wellington Place;

THENCE North 00 degrees 18 minutes 16 seconds West, along the common line between said Arbors on Forest Lane and said Wellington Place, a distance of 697.90 feet to the PLACE OF BEGINNING and containing 241,360 square feet or 5.5409 acres of land.

Tract 2:

BEING a 5.000 acre tract of land situated in the John Jackson Survey, Abstract 699, City of Dallas, Dallas County, Texas and being known as Arbor Park I, an addition to the City of Dallas as recorded in Volume 83026, Page 3691 of the Deed Records, Dallas County, Texas, and being a portion of that certain tract conveyed to Solaris LLC, as recorded in Instrument No. 201100074069 of the Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "PK" nail set in a railroad tie for corner for the Northwest corner of said Arbor Park I and the Southwest corner of Arbor Park II, an addition to the City of Dallas as recorded in Volume 83026, Page 3700 of the Deed Records, Dallas County, Texas, said iron rod set also being in the east line of Cambridge Condominiums, an addition to the City of Dallas as recorded in Volume 80065, Page 135 of the Deed Records, Dallas County, Texas;

THENCE North 89 degrees 18 minutes 06 seconds East, along the common line between said Arbor Park I and said Arbor Park II, a distance of 389.77 feet to a 1/2 inch iron rod with yellow cap marked RPLS 3989 set for corner for the Northeast corner of said Arbor Park I and the Southeast corner of said Arbor Park II, said iron rod set also being in the Westerly right-of-way line of Leisure Drive (a 56 foot wide right-of-way) and being in a curve to the left whose radius point bears North 73 degrees 31 minutes 08 seconds East, 718.00 feet;

THENCE in a Southeasterly direction along said curve to the left and said Westerly right-of-way line, through a central angle of 28 degrees 38 minutes 01 seconds, an arc distance of 358.82 feet to a 1/2 inch iron rod with yellow cap marked RPLS 3989 set for corner for the end of said curve, said iron rod set also being located at a corner clip between said Westerly right-of-way line and the Northwest right-of-way line of Skillman Street (a 120 foot wide right-of-way);

THENCE South 00 degrees 42 minutes 44 seconds East a distance of 14.19 feet to a 1/2 inch iron rod with yellow cap marked RPLS 3989 set for corner;

THENCE South 44 degrees 05 minutes 18 seconds West, along said Northwest right-of-way line, a distance of 188.62 feet to a 1 inch galvanized pipe found for corner for the most Southerly Southeast corner of said Arbor Park I and the Northeast corner of Skillman and L.B.J. Shopping Center, an addition to the City of Dallas as recorded in Volume 84055, Page 1392 of the Deed Records, Dallas County, Texas;

THENCE South 88 degrees 48 minutes 29 seconds West, along the common line between said Arbor Park I and said Skillman and L.B.J. Shopping Center, a distance of 435.00 feet to a 1/2 inch iron rod with yellow cap marked RPLS 3989 set for corner for the Southwest corner of said Arbor Park I and the Southeast corner of said Cambridge Condominiums;

THENCE North 00 degrees 41 minutes 54 seconds West, along the common line between said Arbor Park I and said Cambridge Condominiums, a distance of 459.02 feet to the PLACE OF BEGINNING and containing 217,802 square feet or 5.000 acres of land.

Tract 3:

BEING a 4.4175 acre tract of land situated in the John Jackson Survey, Abstract 699, City of Dallas, Dallas County, Texas and being known as Arbor Park II, an addition to the City of Dallas as recorded in Volume 83026, Page 3700 of the Deed Records, Dallas County, Texas, and being a portion of that certain tract conveyed by Warranty Deed to Solaris LLC, as recorded in Instrument No. 201100074069 of the Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap marked RPLS 3989 set for corner for the Northwest corner of said Arbor Park II and the Southwest corner of Wellington Place, an addition to the City of Dallas as recorded in Volume 83049, Page 536 of the Deed Records, Dallas County, Texas, said iron rod set also being in the East line of Dallas Four Apartments, an addition to the City of Dallas as recorded in Volume 81154, Page 2312 of the Deed Records, Dallas County, Texas;

THENCE North 89 degrees 37 minutes 52 seconds East, along the common line between said Arbor Park II and said Wellington Place, a distance of 307.03 feet to a 1/2 inch iron rod found for corner for an angle point in the North line of said Arbor Park II, said iron rod found also being the Southeast corner of said Wellington Place and the Southwest corner of Arbors on Forest Lane, an addition to the City of Dallas as recorded in Volume 81222, Page 48 of the Deed Records, Dallas County, Texas;

THENCE North 89 degrees 37 minutes 50 seconds East, along the common line between said Arbor Park II and said Arbors on Forest Lane, a distance of 119.93 feet to a 1/2 inch iron rod found for corner in the Westerly right-of-way line of Leisure Drive (a 56 foot wide right-of-way) for the Northeast corner of said Arbor Park II and the Southeast corner of said Arbors on Forest Lane, said iron rod found being in a curve to the left whose radius point bears South 64 degrees 46 minutes 41 seconds East, 718.00 feet;

THENCE in a Southwesterly direction along said curve to the left and said Westerly right-of-way line, through a central angle of 41 degrees 42 minutes 11 seconds, an arc distance of 522.60 feet to a 1/2 inch iron rod with yellow cap marked RPLS 3989 set for corner for the Southeast corner of said Arbor Park II and the Northeast corner of Arbor Park I;

THENCE South 89 degrees 18 minutes 06 seconds West, along the common line between said Arbor Park I and Arbor Park II, a distance of 389.77 feet to a pk-nail set in a rail-road tie for the Southwest corner of said Arbor Park II and the Northwest corner of said Arbor Park I, said iron

rod set also being in the East line of Cambridge Condominiums, an addition to the City of Dallas as recorded in Volume 80065, Page 135 of the Deed Records Dallas County, Texas;

THENCE North 00 degrees 41 minutes 54 seconds West, along the common line between said Arbor Park I and said Cambridge Condominiums, a distance of 37.43 feet to a 1/2 inch rod with yellow cap marked RPLS 3989 set for corner from which a 1/2 inch rod with yellow cap marked Huitt-Zollars bears South 35 degrees 41 minutes 43 seconds West, 0.77 feet, said iron rod set being the Northeast corner of said Cambridge Condominiums and the Southeast corner of said Dallas Four Apartments;

THENCE due North, along the common line between said Arbor Park I and said Dallas Four Apartments, a distance of 221.00 feet to a 1/2 inch rod with yellow cap marked RPLS 3989 set for corner for an angle point in said common line;

THENCE North 89 degrees 48 minutes 55 seconds East, continuing along said common line, a distance of 2.20 feet to a 1/2 inch rod with yellow cap marked RPLS 3989 set for corner for an angle point in said common line;

THENCE due North, continuing along said common line, a distance of 253.22 feet to the PLACE OF BEGINNING and containing 192,428 square feet or 4.4175 acres of land.

FILED

Notice of Foreclosure Sale

2025 MAR 11 AM 7:59

March 10, 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: October 1, 2014

Grantor: Miguel Angel Mendez-Molina and Erica Nino-Oviedo

Trustee: J. Mark Riebe

Lender: Texas Bank Financial dba Texas Bank Mortgage Co.

Recorded in: Instrument No. 201400255530 of the real property records of Dallas County, Texas

Legal Description: Being Lot 9, in Block 7/6688, of FOREST GROVE NO. 4, an Addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 80064, Page 560, of The Map Records of Dallas County, Texas

Property Address: 838 Bitter Creek Drive, Dallas, TX 75217

Secures: Promissory Note ("Note") in the original principal amount of \$57,150.00, executed by Miguel Angel Mendez-Molina and Erica Nino-Oviedo ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

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

Nominee for Lender/

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

Nominee for Lender/

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

Foreclosure Sale:

Date: Tuesday, 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 AM. and not later than three

hours thereafter.

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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Texas Bank Financial dba Texas Bank Mortgage Co.'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, Texas Bank Financial dba Texas Bank Mortgage Co., 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 Texas Bank Financial dba Texas Bank Mortgage Co.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Texas Bank Financial dba Texas Bank Mortgage Co.'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 Texas Bank Financial dba Texas Bank Mortgage Co. 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.

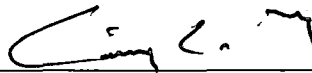
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Texas Bank Financial dba Texas Bank Mortgage Co.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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



Craig C. Lesok
Attorney for Lender
SBOT No. 24027446



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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 11, 2025

RENEWAL PROMISSORY NOTE: Secured Promissory Note (Renewal), described as follows:

Date: April 28, 2024

Maker: Haynsworth & Etter, LLC

Payee: South Central Mortgage, Inc., the assignee of b1Bank and the holder of the Note

Amount: \$1,034,808

Such Renewal Secured Promissory Note having been given in renewal of and in replacement for and substitution of the following:

ORIGINAL PROMISSORY NOTE: Secured Promissory Note (Original), described as follows:

Date: February 28, 2022

Maker: Haynsworth & Etter, LLC

Payee: South Central Mortgage, Inc., the assignee of b1Bank and the holder of the Note

Amount: \$1,034,808

DEED OF TRUST: Deed of Trust, described as follows

Original Date: February 28, 2022

Grantor: Haynsworth & Etter, LLC

Original Trustee: Matthew Greenman

Beneficiary: South Central Mortgage, Inc., assignee of b1Bank and the holder of the Note

Recorded in: Real Property Records, Dallas County, Texas Dallas, as County Clerk File No. 2022-202200060860, on March 3, 2022.

LENDER: South Central Mortgage, Inc.

FILED
2025 MAR 11 AM 9:35
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

BORROWER: Haynsworth & Etter, LLC

PROPERTY: The "Property" as described in the Deed of Trust and as described on Exhibit A attached hereto.

SUBSTITUTE TRUSTEE: Any of Barrett Leshner, Bryan Stevens, Jesse Beck, Clayton Carter and David Hammack.

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

c/o Hallett & Perrin, P.C.
1445 Ross Avenue, Suite 2400
Dallas, Texas 75202
Attn: Barrett Leshner, Bryan Stevens, Jesse Beck, Clayton Carter and David Hammack

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

April 1, 2025, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

At the George Allen Courts Building in Dallas County, Texas, located at 600 Commerce St, Dallas, TX 75202, on the side of the building facing Commerce Street below the overhang, or in the area of the courthouse most recently designated by the Commissioners Court of Dallas County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Dallas County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust encumbers 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 (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, each Substitute Trustee, acting together or alone, or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with 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 which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning 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 is sold and conveyed "AS IS, WHERE IS", and WITH ALL FAULTS.

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

ALTHOUGH SUBSTITUTE TRUSTEE(S) WAS PREVIOUSLY APPOINTED PURSUANT TO THE DEED OF TRUST AND THE TEXAS PROPERTY CODE, FOR AVOIDANCE OF DOUBT, THIS INSTRUMENT REAFFIRMS THAT APPOINTMENT AS FOLLOWS: THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER/BENEFICIARY OF THE DEED OF TRUST.

[Signature Page Follows]

EXECUTED BY THE UNDERSIGNED SUBSTITUTE TRUSTEE:

Bryan Stevens

Printed Name: Bryan Stevens

Title: Substitute Trustee

EXHIBIT "A"
Property

Lot 5, Block 6/1973 of Vickery Park, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2, Page 255, Map Records, Dallas County, Texas.

STATE OF TEXAS §
COUNTY OF DALLAS §

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Bryan Stevens, to me well known, and who, after being by me duly sworn, deposes and says this:

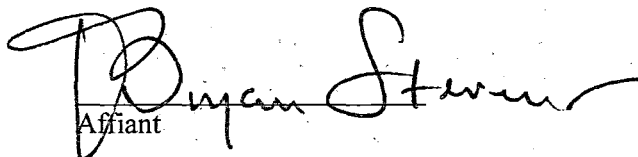
I, Bryan Stevens, a person over the age of eighteen (18) years, have never been convicted of a felony or crime of moral turpitude, and have personal knowledge of the facts set forth herein.

On March 11, 2025, at the request of South Central Mortgage, Inc., a Texas corporation ("Lender"), in order to enforce the power of sale contained in that certain Deed of Trust dated February 28, 2022, executed and delivered by Haynsworth & Etter, LLC, a Texas limited liability company, as grantor, to Barrett Leshar, Bryan Stevens, Jesse Beck, Clayton Carter and David Hammack, Substitute Trustee (each acting alone or together), for the benefit of Lender, filed of record as Instrument Number 2022-202200060860 of the Official Public Records of Dallas County, Texas, I placed a letter for delivery by certified mail, return receipt requested and by U.S. mail addressed to the following address in a United States Postal Service mailbox:

Haynsworth & Etter, LLC
6163 Vanderbilt Ave
Dallas, TX 75214-3333

I declare under penalty of perjury that the foregoing is true and correct.

EXECUTED this 11th day of March, 2025.


Affiant

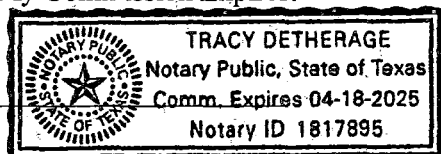
STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS

This instrument was acknowledged before me on the 11th day of March, 2025 by Bryan Stevens, for the purposes herein stated.


Notary Public – State of Texas

My Commission Expires:



STATE OF TEXAS
COUNTY OF DALLAS

§
§
§


AFFIDAVIT OF POSTING AND FILING

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Bryan Stevens, to me well known, and who, after being by me duly sworn, deposes and says this:

I, Bryan Stevens, a person over the age of eighteen (18) years, have never been convicted of a felony or crime of moral turpitude, and have personal knowledge of the facts set forth herein.

On March 11, 2025, at the request of South Central Mortgage, Inc., a Texas corporation ("Lender"), in order to enforce the power of sale contained in that certain Deed of Trust dated February 28, 2022, executed and delivered by Haynsworth & Etter, LLC, a Texas limited liability company, as grantor, to Barrett Leshner, Bryan Stevens, Jesse Beck, Clayton Carter and David Hammack, Substitute Trustee (each acting alone or together), for the benefit of Lender, filed of record as Instrument Number 2022-202200060860 of the Official Public Records of Dallas County, Texas (the "Deed of Trust"), I posted a signed copy of the Notice of Substitute Trustee's Sale, a copy of which is attached hereto as Exhibit "A" and made a part hereof for all purposes, at the Dallas County Clerk's Office, Dallas County, Texas, at _____ (a.m./p.m.) and filed a Notice of Substitute Trustee's Sale with the County Clerk of Dallas County, Texas, in strict compliance with the requirements of Section 51.002 of the Texas Property Code and the Deed of Trust.

EXECUTED this 11th day of March, 2025.


Affiant

STATE OF TEXAS
COUNTY OF DALLAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS

This instrument was acknowledged before me on the 11th day of March, 2025 by Bryan Stevens.


Notary Public - State of Texas

My Commission Expires:

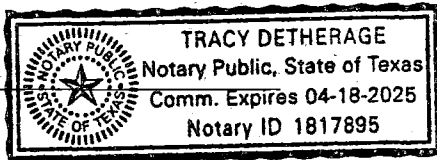


EXHIBIT "A"

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

(attached hereto.)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 11, 2025

RENEWAL PROMISSORY NOTE: Secured Promissory Note (Renewal), described as follows:

Date: March 17, 2024

Maker: Haynsworth & Etter, LLC

Payee: South Central Mortgage, Inc., the assignee of b1Bank and the holder of the Note

Amount: \$1,028,000

Such Renewal Secured Promissory Note having been given in renewal of and in replacement for and substitution of the following:

PRIOR RENEWAL PROMISSORY NOTE: Secured Promissory Note (Prior Renewal), described as follows:

Date: September 17, 2023

Maker: Haynsworth & Etter, LLC

Payee: South Central Mortgage, Inc., the assignee of b1Bank and the holder of the Note

Amount: \$1,028,000

Such Prior Renewal Secured Promissory Note having been given in renewal of and in replacement for and substitution of the following:

ORIGINAL PROMISSORY NOTE: Secured Promissory Note (Original), described as follows:

Date: September 17, 2021

Maker: Haynsworth & Etter, LLC

Payee: South Central Mortgage, Inc., the assignee of b1Bank and the holder of the Note

Amount: \$1,028,000

BY _____
DEPUTY
JOHN F. WARREN
COUNTY CLERK
BALLAS COUNTY
2025 MAR 11 AM 9:35

FILED

FILED

TM Provisions, LLC, Noteholder
Open Door Loan Servicing, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2025 MAR 11 PM 12:17

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY mu DEPUTY

Yolanda A. Gonzales

Victor V. Gonzales

3023 Flask Dr., Dallas, Texas 75241

Sent via first class mail and CMRR # 9489 0178 9820 3031 7797 11 on 03.11.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Yolanda A. Gonzales and Victor V. Gonzales executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201800091994, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of April, 2025

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

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

2. Property to be Sold:

Lot 27, Block 34B/7614, of Tetrakem Village, Installment No. 1, an Addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof recorded in Volume 72060, Page 2637, Map Records, Dallas, County, Texas; more commonly known as 3023 Flask Dr., Dallas, Texas 75241

3. Name and Address of Sender of Notice:

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

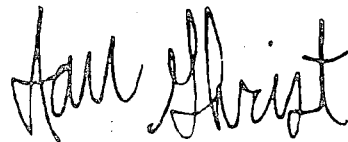
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without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

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

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

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

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



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

FILED

Two Amigos Real Estate LLC, a Texas limited liability company, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2025 MAR 11 PM 12:17

Valorie Cummings

Ethel Kecaph

813 Gambrell Dr, Fort Worth, Texas 76115

Sent via first class mail and CMRR # 9489 0178 9820 3031 7797 73 on 03.11.2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY AK DEPUTY

Valorie Cummings

Ethel Kecaph

3614 Lovingood Dr, Dallas, TX 75241

Sent via first class mail and CMRR # 9489 0178 9820 3031 7797 97 on 03.11.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Valorie Cummings and Ethel Kecaph executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202300033748, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of April, 2025

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

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

2. Property to be Sold:

LOT 4, BLOCK 6/6866, FIRST INSTALLMENT OF HIGHLAND HILLS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 161, OF THE

MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS. More commonly known as 3614 LOVINGOOD DR, DALLAS, TX

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

The senders of the notice also include those names listed below.

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

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

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

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

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



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

FILED

HM Executive Homes, Inc., Noteholder
August REI, LLC., Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2025 MAR 11 PM 12:17

Florencio Resendiz Martinez
Ana Karina Rojas Morales
1107 Galloway Ave., Dallas, TX 75216

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

Sent via first class mail and CMRR # 9489 0178 9820 3031 7798 10 on 03.11.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Florencio Resendiz Martinez and Ana Karina Rojas Morales executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201800317164, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of April, 2025

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

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

2. Property to be Sold:

BEING LOT 2, IN BLOCK F/3396, OF BRENTWOOD, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 414, MAP RECORDS OF DALLAS COUNTY, TEXAS.

3. Name and Address of Sender of Notice:

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

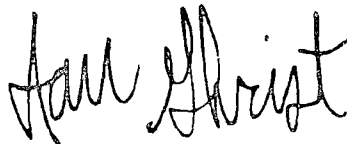
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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



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

FILED

Reeder Real Estate, LP, a Texas Limited Partnership, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2025 MAR 11 PM 12:17

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY MA DEPUTY

Guillermo Reyna
Veronica Guana Flores
2700 Tanner St., Dallas, TX 75215
Sent via first class mail and CMRR # 9489 0178 9820 3031 7798 58 on 03.11.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Guillermo Reyna and Veronica Guana Flores executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201900265130, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of April, 2025

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

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

2. Property to be Sold:

Being Lot 7, Except 30 feet off entire Northeast side thereof in Block B/1696, of SECOND INSTALLMENT OF ENGLISH PLACE ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 26, of the Map Records of Dallas County, Texas.. Commonly known as: "2700 Tanner St.. Dallas. TX 75215".

3. Name and Address of Sender of Notice:

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

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

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

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

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

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



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

FILED

James M. Jeffrey, Noteholder
Ghrist Law Firm PLLC (hereinafter "Attorney")

2025 MAR 11 PM 12:16

Robert Williford
Donna Brown
5643 Cary Ave., Dallas, TX 75227

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY MH DEPUTY

Sent via first class mail and CMRR # 9489 0178 9820 3031 7799 33 on 03.11.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Robert Williford and Donna Brown executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202300177088, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of April, 2025

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

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

2. Property to be Sold:

LOT 76, CITY BLOCK 5804 OF BROAD VIEW ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 177, MAP RECORDS, DALLAS COUNTY, TEXAS.

3. Name and Address of Sender of Notice:

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

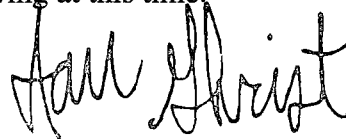
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without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

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

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

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

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



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

DEED OF TRUST: Deed of Trust, described as follows

Original Date: September 17, 2021

Grantor: Haynsworth & Etter, LLC

Original Trustee: Matthew Greenman

Beneficiary: South Central Mortgage, Inc., assignee of b1Bank and the holder of the Note

Recorded in: Real Property Records, Dallas County, Texas Dallas, as County Clerk File No. 2021-202100279908 on September 20, 2021.

LENDER: South Central Mortgage, Inc.

BORROWER: Haynsworth & Etter, LLC

PROPERTY: The "Property" as described in the Deed of Trust and as described on **Exhibit A** attached hereto.

SUBSTITUTE TRUSTEE: Any of Barrett Leshner, Bryan Stevens, Jesse Beck, Clayton Carter and David Hammack.

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

c/o Hallett & Perrin, P.C.
1445 Ross Avenue, Suite 2400
Dallas, Texas 75202
Attn: Barrett Leshner, Bryan Stevens, Jesse Beck, Clayton Carter and David Hammack

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

April 1, 2025, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

At the George Allen Courts Building in Dallas County, Texas, located at 600 Commerce St, Dallas, TX 75202, on the side of the building facing Commerce Street below the overhang, or in the area of the courthouse most recently designated by the Commissioners Court of Dallas County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Dallas County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for

purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust encumbers 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 (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, each Substitute Trustee, acting together or alone, or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with 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 which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning 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 is sold and conveyed "AS IS, WHERE IS", and WITH ALL FAULTS.

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

ALTHOUGH SUBSTITUTE TRUSTEE(S) WAS PREVIOUSLY APPOINTED PURSUANT TO THE DEED OF TRUST AND THE TEXAS PROPERTY CODE, FOR AVOIDANCE OF DOUBT, THIS INSTRUMENT REAFFIRMS THAT APPOINTMENT AS FOLLOWS: THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER/BENEFICIARY OF THE DEED OF TRUST.

[Signature Page Follows]

EXECUTED BY THE UNDERSIGNED SUBSTITUTE TRUSTEE:

A handwritten signature in cursive script that reads "Bryan Stevens". The signature is written in black ink and is positioned above a horizontal line.

Printed Name: Bryan Stevens

Title: Substitute Trustee

EXHIBIT "A"
Property

Lot 23, Block 22/1942 of VICKERY PLACE, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 318, Map Records, Dallas County, Texas.

STATE OF TEXAS §
COUNTY OF DALLAS §

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Bryan Stevens, to me well known, and who, after being by me duly sworn, deposes and says this:

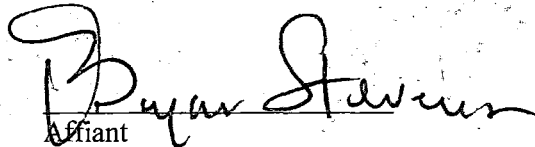
I, Bryan Stevens, a person over the age of eighteen (18) years, have never been convicted of a felony or crime of moral turpitude, and have personal knowledge of the facts set forth herein.

On March 11, 2025, at the request of South Central Mortgage, Inc., a Texas corporation ("Lender"), in order to enforce the power of sale contained in that certain Deed of Trust dated September 17, 2021, executed and delivered by Haynsworth & Etter, LLC, a Texas limited liability company, as grantor, to Barrett Leshner, Bryan Stevens, Jesse Beck, Clayton Carter and David Hammack, Substitute Trustee (each acting alone or together), for the benefit of Lender, filed of record as Instrument Number 2021-202100279908 of the Official Public Records of Dallas County, Texas, I placed a letter for delivery by certified mail, return receipt requested and by U.S. mail addressed to the following address in a United States Postal Service mailbox:

Haynsworth & Etter, LLC
6163 Vanderbilt Ave
Dallas, TX 75214-3333

I declare under penalty of perjury that the foregoing is true and correct.

EXECUTED this 11th day of March, 2025.


Affiant

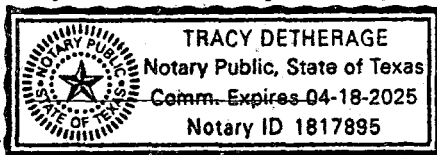
STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS

This instrument was acknowledged before me on the 11th day of March, 2025 by Bryan Stevens, for the purposes herein stated.


Notary Public – State of Texas

My Commission Expires:



STATE OF TEXAS
COUNTY OF DALLAS

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§
§

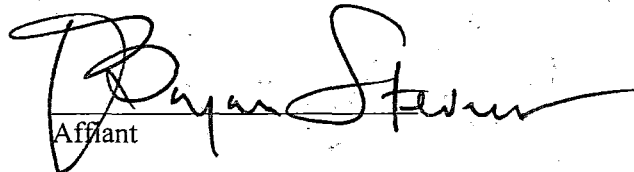
AFFIDAVIT OF POSTING AND FILING

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Bryan Stevens, to me well known, and who, after being by me duly sworn, deposes and says this:

I, Bryan Stevens, a person over the age of eighteen (18) years, have never been convicted of a felony or crime of moral turpitude, and have personal knowledge of the facts set forth herein.

On March 11, 2025, at the request of South Central Mortgage, Inc., a Texas corporation ("Lender"), in order to enforce the power of sale contained in that certain Deed of Trust dated September 17, 2021, executed and delivered by Haynsworth & Etter, LLC, a Texas limited liability company, as grantor, to Barrett Leshner, Bryan Stevens, Jesse Beck, Clayton Carter and David Hammack, Substitute Trustee (each acting alone or together), for the benefit of Lender, filed of record as Instrument Number 2021-202100279908 of the Official Public Records of Dallas County, Texas (the "Deed of Trust"), I posted a signed copy of the Notice of Substitute Trustee's Sale, a copy of which is attached hereto as Exhibit "A" and made a part hereof for all purposes, at the Dallas County Clerk's Office, Dallas County, Texas, at _____ (a.m./p.m.) and filed a Notice of Substitute Trustee's Sale with the County Clerk of Dallas County, Texas, in strict compliance with the requirements of Section 51.002 of the Texas Property Code and the Deed of Trust.

EXECUTED this 11th day of March, 2025.



Affiant

STATE OF TEXAS
COUNTY OF DALLAS

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KNOW ALL MEN BY THESE PRESENTS

This instrument was acknowledged before me on the 11th day of March, 2025 by Bryan Stevens.


Notary Public – State of Texas

My Commission Expires:

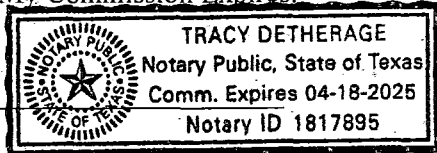


EXHIBIT "A"

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

(attached hereto.)

7B
NOTICE: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Date of Sale: April 1, 2025.

Time of Sale: The sale will begin at ten o'clock a.m. (10:00 a.m.) or not later than three hours after that time, being one o'clock p.m. (1:00 p.m.).

Place of Sale: Dallas County Courthouse, at the following location: the area outside on the north side of the George Allen Courts Building facing 600 Commerce St, Dallas, TX 75202, below the overhang, or as designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. Because of default in performance of the obligations of the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING described below, Substitute Trustee will sell the real property described below by public auction to the highest bidder for cash or certified funds at the place and date specified to satisfy the debt secured by the Instrument to be Foreclosed, as more particularly described below. The sale will begin at the earliest time stated above or within three hours after that time.

FILED
2025 MAR 11 AM 9:20
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Terms of Sale: Cash or certified funds.

Instrument to be Foreclosed: DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING, dated January 11, 2024, and recorded at Document No. 202400008289 in the Official Public Records of Dallas County, Texas, with J.H.L CONSULTING, LLC, as Grantor, and Easy Street Capital, LLC, as Mortgagee (the "Deed of Trust").

Obligations Secured: Real Estate Lien Note:
Dated: January 11, 2024
Maker: J.H.L CONSULTING, LLC, a Texas Limited Liability Company
Holder: Easy Street Capital, LLC, a Texas Limited Liability Company
Principal Amount: \$675,000.00

Property to Be Sold: Lot 13, Block 6/6439, THIRD INSTALLMENT OF THE KENILWORTH ESTATES ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 37, Page 143, Plat Records, Dallas County, Texas; known locally as 3667 Northaven Road, Dallas, TX 75229.

Substitute Trustee: M. Matthew Williams
Trustee's Address: 248 Addie Roy Road, Suite B204
Austin, Texas 78746
Telephone (Office): (512) 902-1554
Email address: matt@williamslawfirmtexas.com; and

Substitute Trustee: Nick Messina
Lovein Ribman, P.C.
1225 S. Main Street, Suite 200
Grapevine, Texas 76051
Telephone (Office): (817) 442-5106
Email address: nmessina@loveinribman.com

Mortgagee: Easy Street Capital, LLC,
a Texas Limited Liability Company

Mortgagor: J.H.L CONSULTING, LLC
a Texas Limited Liability Company

PURSUANT TO SECTION 51.0076 OF THE TEXAS PROPERTY CODE, 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.

Default has occurred under the Obligations Secured because Mortgagor has failed to make required payments under the Note. The Mortgagee hereby appoints M. Matthew Williams and/or Nick Messina, having the street addresses stated above, as Substitute Trustee for the purpose of foreclosing said Deed of Trust against the Property.

Pursuant to the provisions of the Instrument to be Foreclosed, the Deed of Trust, Substitute Trustee, as defined herein, on behalf Mortgagee, hereby gives notice that the Property will be sold on the Date of Sale, specified above, at public auction to the highest bidder for cash or certified funds, and said auction is to occur at the Place of Sale, at the Time of Sale, being a time no earlier than ten o'clock a.m. (10:00 a.m.) nor later than one o'clock p.m. (1:00 p.m.). Contemporaneous with this notice being posted, Mortgagor is being duly notified of the Mortgagee's notice of foreclosure being posted, as required by law.

Notice is further given that sale of the Property is "as is and where is" and without any representations or warranties whatsoever expressed or implied regarding its condition; all of which are expressly disclaimed.

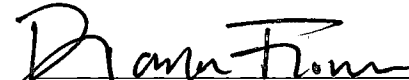
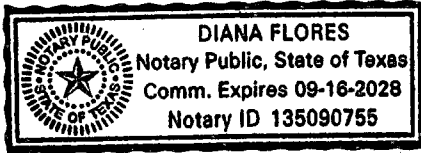
EXECUTED this 11th day of March 2025.



M. Matthew Williams or Nick Messina,
Substitute Trustee and Attorney for Mortgagee,
EASY STREET CAPITAL, LLC
c/o Law Firm of M. Matthew Williams, PLLC
248 Addie Roy Road, Suite B204
Austin, Texas 78746

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was sworn and subscribed before me on March 11, 2025, by Nick Messina.



Notary Public, State of Texas

My commission expires: 09-16-2028

FILED

2025 MAR 11 AM 10:48

AFTER RECORDING, RETURN TO:
Miller Mentzer Walker, P.C.
P. O. Box 130
Palmer, Texas 75152

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY: MH DEPUTY

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

1. **Property to Be Sold:** The Property to be sold is described as: **LOT 1, BLOCK 6/4452, OF BENSON PLACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 372, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.**

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated May 16, 2023, recorded in/under Instrument # 202300097728 of the Official Public 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 of Sale: April 1, 2025

Time of Sale: Will begin at 10:00 A.M. or not later than three (3) hours after that time. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Place of Sale: North Side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, facing Commerce Street, below the overhang, or as otherwise designated by the County Commissioner's Office.

Notice is given that on and at the Date, Time and Place of Sale described above, the Trustee will offer the Property for sale to the highest bidder for cash, in accordance with the Terms of Sale described herein, the Deed of Trust, and applicable Texas law.

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

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid

credited to the Note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

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

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

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

5. **Type of Sale.** The sale is a nonjudicial deed of trust lien (and security interest) foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and/or security agreement contained therein.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Promissory Note dated May 16, 2023, in the original principal amount of \$304,000.00, made by 3627 CAUTHRON DR LLC, payable to the order of INTERBANK, and renewals, extensions, and additional future advances as contemplated therein. INTERBANK is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

7. **Default and Request to Act.** Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that before the sale the Beneficiary may appoint another person substitute trustee to conduct the 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.

Pam Underwood EWP

PAM UNDERWOOD, Trustee
InterBank
P.O. Box 557
300 N. Hwy. 77
Waxahachie, Texas 75165
(972) 935-5200

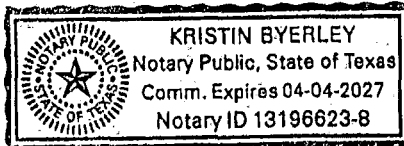
STATE OF TEXAS)
)
COUNTY OF ELLIS)

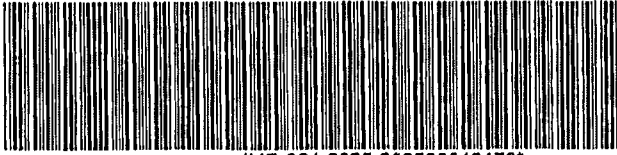
This instrument was acknowledged before me on the 10 day of March 2025, by PAM UNDERWOOD as Trustee.

Kristin Byerley
Notary Public, State of Texas

My Commission Expires:

04-04-2027





VG-364-2025-202500049178

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500049178

Real Property Recordings

Recorded On: March 11, 2025 11:42 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500049178
Receipt Number: 20250311000537
Recorded Date/Time: March 11, 2025 11:42 AM
User: Marija H
Station: Cc138

Record and Return To:

MILLER MENTZER WALKER P.C
PO BOX 130
PALMER TX 75152



STATE OF TEXAS
Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: February 21, 2024
Grantor: TEXAS MODERN PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY
Trustee: Chris Ferguson, managing attorney of Jack O’Boyle and Associates, a professional limited liability company
Lender: Capital Fund I, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
Recorded: **Instrument #202400042973**, recorded on March 3, 2024, in the official Real Property (Deed) Records of Dallas County, Texas
Secures: **Promissory Note** (“Note”) in the original principal amount of \$660,000.00, executed by TEXAS MODERN PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY (“Borrower”) and payable to the order of Lender
Maturity Date: February 1, 2025

Assignment of Deed of Trust:

Dated: April 11, 2024
Recorded: **Instrument #202400074396**, recorded April 15, 2024, in the official Real Property (Deed) Records of Dallas County, Texas
Assignor: Capital Fund I, LLC, an Arizona limited liability company
Assignee: Capital Fund REIT, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company

Legal Description:

BEING LOT 204, BLOCK 4/6442, OF PARK FOREST ADDITION, INSTALLMENT NO. 2, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 37, PAGE 169, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; and more commonly known as 3658 Mid Pines Dr, Dallas, Texas 75229.

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**

FILED
2025 MAR 11 AM 10:26
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY



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.

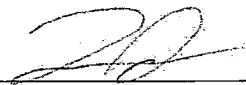
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

Notice is hereby given that on Tuesday, the 1st day of April 2025; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Court house 600 Commerce Dallas, Texas 75202.

Date of Deed of Trust: June 10, 2021

Executed by: C&C Residential Properties, Inc. a Texas Corporation

Original Trustee named in Deed of Trust: R.L. McCallum

Original Trustee named in Deed of Trust: L. Scott Horne

Original amount of Secured Indebtedness: \$300,000.00

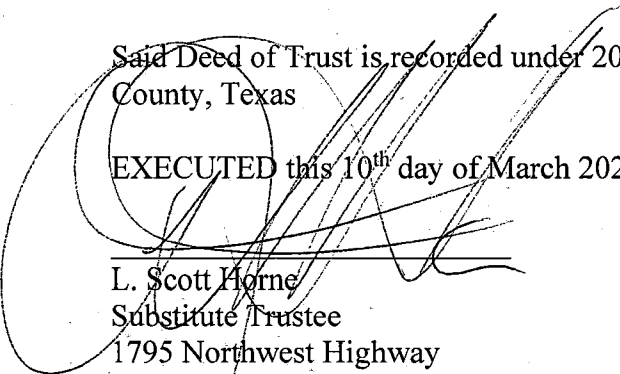
Original Beneficiary named in Deed of Trust: Tina R. Barnett

Property described in Deed of Trust:

See the Legal Description, attached hereto and incorporated herein by reference for all purposes
Also known as 7040 Parkdale Dallas, Texas 75227

Said Deed of Trust is recorded under 202100173641 in the Deed of Trust Records, Dallas County, Texas

EXECUTED this 10th day of March 2025


L. Scott Horne
Substitute Trustee
1795 Northwest Highway
Garland, Texas 75041
972/271-1700
scott@hornerealestatelaw.com

BY AM _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

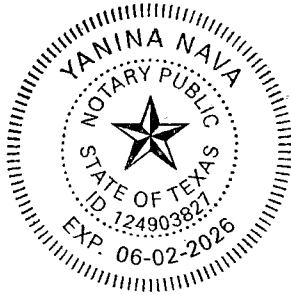
2025 MAR 11 PM 2:01

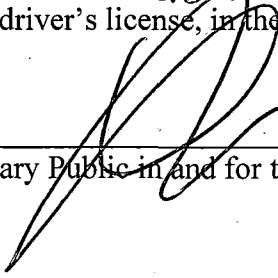
FILED

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10 day of March, 2025, by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

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

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

EXHIBIT A
LEGAL DESCRIPTION

BEING e part of lrts 1, 2 and 3 of Block C/5824 of the Second Installment of Urbandale Addition an addition to the Ciry of Dallas, Dallas County, Texas according to the map or plat thereof recorded in Volume 3, Page ,105 of the Map Records of Dallas Couity, Texas and being the same property as conveyed by deeds to John Day and wife, Jerry Day rccordcd in Volume 81027, Page 245, volume 67202, Page 0195, Volume 81237, Page 0793 of the Deed Records of Dallas County, Texas, and being more particularly described as foilows:

BEGINNING at an 1/2 inch iron rod found in the South right-of-way line of Parkdale Drive (40 foot right* of-way), said point being 2.20 feet Easterty form rheNortheast cornerof said Lot I, and also being the Norrhwst comer of a tract of land conveyed to F. H. Lawrence by deed dated October 29, 1945 of the Deed Records of Dallas County, Texas;

THENCE South 02 degress 25 minutes 24 seconds Wcst, along the West line of said Lawrence tract, a distance of 92.28 fset lo an 1/2 inch iron rod set for corner, said point being in the most Northerly line of a tract of land conveycd to Gerardo Everastico by deed rccordcd in Votume 93168, Page 0477 of the Deed Records of Dallas County, Texas;

THENCE along the said Everastico tract as follows: South 89 degrees 17 minutes 24 seconds West, a disturce of 44.92 feet to an 1/2 inch iron rod set; South 00 degress 42 minutes 36 seconds East, a distance of 18.83 feet to an 1/2 inch iron rod set; South 89 degrees 17 minutes 24 seconds Wcst, a distance of 49.49; South 00 degrees 42 minutes 36 seconds East, a distance of 17.80 feet to an 1/2 inch iron rod set; said point also being the Northeast corner of a tract of land conveyed to Ignacio Rivera by deed recorded in Volume 84171, Page 2000 of the Deed Records of Dallas County, Texas;

THENCE North 86 degrees 45 minutes 45 seconds West, passing the Northwest corner of said Rivera tract and the Northeast corner of a tract of land conveyed to A. Rick by deed dated April 24, 1975 of the Deed Records of Dallas County, Texas, at a distance of 50.00 feet, and continuing in all a distance of 87.80 feet lo a chain link fence post for corner, said point being the Southeast corner of a tract of land conveyed to John Day and wife, Jerry Day by deed rccordcd in Volume 83139, Page 0576 of the Deed Records of Dallas County, Texas;

THENCE North, along the East line of said Day tract, a distance of 161.68 feet, to an 1/2 inch pipe found for corner in the South Right-of-way line of said Parkdale Drive, said point being in a curve to the right having a central angle of 02 degrees 18 minutes 02 seconds, a radius of 2261.00 fcet, tangent of 45.80 feet, a chord bearing of South 77 degrees 33 rminutes 49 sconds East and a chord distance of 91.58 feet;

THENCE in an Easterly direction, along the Soulh right-of-way line of said Parkdale Drive, an arc length of 91.59 feet to an 1/2 inch iron rod;

THENCE in an Easrerly direcrion, along the Sourh right-of-way line of said Parkdale Drive a length of 91.59 fea to an 1/2 inch iron rod:

THENCE South 76 degrees 24 minutes 48 seconds East, along the South line of said Parkdale Drive, a distance of 15.80 feet to an 1/2 inch iron rod set, said point being the beginning of a curve to the left having a central angle of 05 degress 36 minutes 58 seconds, a radius of 834.83 feet, a tangent of 40.95 feet, a chord bearing of South 80 degrees 42 minutes 11 seconds East and a chord length of 81.80 feet;

THENCE Easterly, along the South right-of-way line of said Parkdale drive and said curve to the left an arc length of 81.83 feet to the POINT OF BEGINNING and containing 0.554 acres or 24131.68 square feet of land, more or less.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF 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.

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate L.Scott Horne as Substitute Trustee to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under section 51.002 Texas property code as amended, and to proceed with a foreclosure of the Deed of Trust line securing the payment of the note.

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

Notice is hereby given that on Tuesday, the 1st day of April 2025; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the substitute trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 800 Commerce St., Dallas, Texas 75202.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MA DEPUTY

25 MAR 11 PM 2:01

FILED

Date of Deed of Trust: October 11, 2023

Maker: Dawkins Global Investments Inc. and Aureus Holdings Inc.

Original Trustee named in Deed of Trust: Corporatelee, LLC

Substitute Trustee: L. Scott Horne

Original amount of Secured Indebtedness: \$205,000.00

Original Beneficiary named in Deed of Trust: Wigwam Gold Holdings LLC

Property described in Deed of Trust:

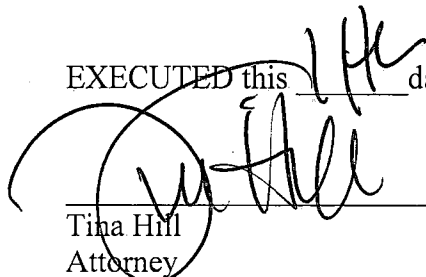
Lot 10, in Block 39/4091, of LIBERTY HEIGHTS, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2, Page 92, of the Map Records of Dallas County, Texas. **More commonly known as 1603 Garza Avenue, Dallas, Texas 75216.**

Said Deed of Trust is recorded under Document No. 202300209708 in the Deed of Trust Records of Dallas County, Texas.

Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Wigwam Gold Holdings LLC is representing itself as mortgage servicer and their address is :

30 N. Gould St., Ste R,
Sheridan, WY 82801

EXECUTED this 11th day of March 2025.



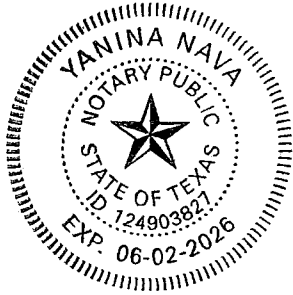
Tina Hill
Attorney
1795 Northwest Highway
Garland, TX 75041
972-271-1700

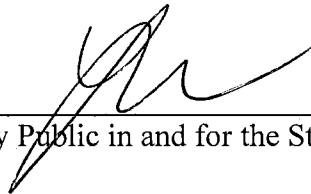
ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF DALLAS §

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





Notary Public in and for the State of Texas

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

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

NOTICE OF FORECLOSURE SALE

FILED
2025 MAR 11 PM 3:05
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Date: March 10, 2025

Deed of Trust (“Deed of Trust”):

Date: July 18, 2015
Grantor: Francisco Olivares Rangel and Cynthia Carolina Hernandez-Olivares
Trustee: Adrian A. Spears
Beneficiary: American Exploration Resources
Recorded As: Doc. No. 201600106336 in the Official Public Record of Dallas County, Texas.
Substitute Trustee: Nathan C. Cace, Abigail Ramos, Matthew Cowart, Jennifer Bueno, David D. Gonzalez

Promissory Note (“Note”):

Date: July 18, 2015
Borrower: Francisco Olivares Rangel and Cynthia Carolina HernandezOlivares
Lender: American Exploration Resources
Original Principal Amount: \$81,692.54

Property To Be Sold. The property to be sold (the “Property”) is described as follows:

LOT 16B, COLE’S SUBDIVISION OF LOT FIFTEEN AND THE SOUTH ONEHALF OF 16 IN BLOCK 26/4322 OF BELLEVUE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 41, PAGE 37, MAP RECORDS OF DALLAS COUNTY, TEXAS.

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

Date: Tuesday, April 1st, 2025

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Notice of Substitute Trustee's Sale – 4015 S. Denley Drive

Place: At the place designated by the Dallas County Commissioners to conduct nonjudicial foreclosure sales.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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

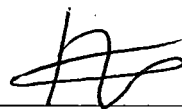
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Nathan C. Cace at 6609 Blanco Road, Suite 235, San Antonio, Texas 78216, Tel: (210) 874-2223, Fax (210) 579-2023, email: Nathan@CaceLaw.Com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED March 10, 2025



Nathan C. Cace, Substitute Trustee
Texas Bar No. 24055246
6609 Blanco Road, Suite 235
San Antonio, Texas 78216
Tel:(210) 874-2223 Fax:
(210) 579-2023
Nathan@CaceLaw.Com

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: MARCH 7, 2025

NOTE: Note described as follows:

Date: MAY 16, 2022
Maker: SELENE CAPITAL DEVELOPMENT, LLC-SERIES
Payee: ENCORE BANK
Original Principal Amount: \$10,960,000.00

Date: MAY 16, 2022
Maker: SELENE CAPITAL DEVELOPMENT, LLC-SERIES
Payee: ENCORE BANK
Original Principal Amount: \$7,536,000.00

BY _____ OFFICER
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2025 MAR 11 PM 3:16

FILED

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 16, 2022
Grantor: SELENE CAPITAL DEVELOPMENT, LLC-SERIES 2
Trustee: SCOTT JONES
Beneficiary: ENCORE BANK
Recorded: DOCUMENT NO. 202200204365, Real Property Records, DALLAS County, Texas

LENDER: ENCORE BANK

BORROWER: SELENE CAPITAL DEVELOPMENT, LLC-SERIES

PROPERTY: The property described as follows:

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

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

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

APRIL 1, 2025, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

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

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title

described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 16, 2022
Grantor: SELENE CAPITAL DEVELOPMENT, LLC-SERIES 2
Trustee: SCOTT JONES
Beneficiary: ENCORE BANK
Recorded: DOCUMENT NO. 202200204365, Real Property Records, DALLAS County, Texas

PROPERTY: The property described as follows:

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

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

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

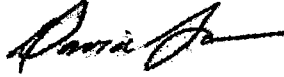
Each Substitute Trustee is appointed **effective as of MARCH 7, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: /s/ Michael P. Menton

Name: Michael P. Menton, Attorney for
ENCORE BANK

Notice of Sale executed by:



Name: David Garvin

Substitute Trustee

EXHIBIT "A"

Being Lot 2A, Block 7/944 of Pillsbury Peters Fine Art Addition, an addition to the City of Dallas, Texas, recorded in Volume 2000180, Page 1705 of the Map Records of Dallas County, Texas, same tract of land being conveyed to Gategreen Partners, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 200900013291, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 60D nail found for corner at the intersection of the Southwest line of Fairmount Street (a variable with right-of-way) and the West line Cedar Springs Road (a 80 foot right-of-way);

Thence South 05 degrees 04 minutes 40 seconds East along the West line of said Cedar Springs Road, a distance of 35.83 feet to a point for corner, from which a ¾ inch iron pipe found bears North 67 degrees 33 minutes 02 seconds East, a distance of 0.36 feet for witness, said point being North corner of a tract of land conveyed to MDB Capital Group, LLC, a California limited liability company by General Warranty Deed recorded in Instrument No. 201200337705, Official Public Records, Dallas County, Texas;

Thence South 44 degrees 20 minutes 00seconds West along the Northwest line of said MDB Capital Group tract, a distance of 131.09 feet to a 5/8 inch iron rod found for corner, said point being the West corner of said MDB Capital Group tract, and being in the Northeast line of a 16 foot alley right-of-way;

Thence North 45 degrees 40 minutes 00 seconds West along the Northeast line of said alley, a distance of 200.00 feet to an "X" found for corner, said point being the South corner of a Lot 8, Block 7/944 of Amended Map North Dallas Improvement Co. Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 106, Page 258, Map Records, Dallas County, Texas;

Thence North 44 degrees 20 minutes 00 seconds East along the Southeast line of said Lot 8, a distance of 154.40 feet to a 1 inch iron pipe found for corner, said point being the East corner of said Lot 8, and being in the Southwest line aforementioned Fairmount Street;

Thence South 45 degrees 40 minutes 00 seconds East along the Southwest Line of said Fairmount Street, a distance of 172.79 feet to the Point of Beginning and containing 30,563 Square Feet or 0.70 of an acre of land.