

FILED

JL Casa Investments, LLC, Noteholder
August REI LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2025 MAR 11 PM 12:18

Dartex Holdings Corporation
8111 LBJ Freeway Suite 1460 Dallas TX 75251
Sent via first class mail and CMRR # 9489 0178 9820 3031 7796 74 on 03.11.2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY My DEPUTY

Dartex Holdings Corporation
7522 Holly Hill Dr, Bldg. D Unit 29, Dallas, TX 75231
Sent via first class mail and CMRR # 9489 0178 9820 3031 7796 98 on 03.11.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Dartex Holdings Corporation and 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 202000117748, 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:

Unit No. 29, in Building D, together with its undivided interest in the appurtenant common elements of HOLLY OAKS TOWNHOMES, a Condominium Declaration, recorded in Volume 79179, Page 1377, Condominium Records of Dallas County, Texas - More commonly known as 7522 Holly Hill Dr, Bldg D Unit 29 Dallas, TX 75231

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.

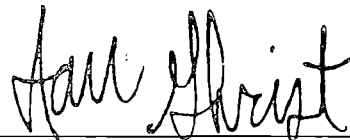
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

Equity Trust FBO Mark Calhoun Solo 401k, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED

2025 MAR 11 PM 12:16

Felicitas Ramirez
Juan Ramirez
1414 Melton Ln., Mesquite, TX 75149

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

Sent via first class mail and CMRR # 9489 0178 9820 3031 7799 57 on 03.11.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Felicitas Ramirez and Juan Ramirez executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201500207178, 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 part of the JOB BAGLEY SURVEY, ABSTRACT NO. 74, and a part of an 82-1/4 acre tract out of said survey, conveyed by Lydia Potter to Watts Potter by deed dated November 4, 1899, recorded in Volume 433, Page 547, Deed Records, Dallas County, Texas, and being out of Parcel No. 5 in said 82-1/4 acre tract set aside to WM. H. Potter by decree in Cause No. 7255-F, District Court, Dallas County, Texas, dated March 21, 1934, the tract herein being known as Lot 28 according to the unrecorded plat of MELTON SUBDIVISION NO. 1, and being more fully described by metes and bounds as follows: BEGINNING at a point on the East line of said Parcel No. 5, a distance of 300 feet North of the North line of Bruton Road, as now established; THENCE West along a line parallel with the North line of said Bruton Road, a distance of 143.9 feet to a point for corner in the East line of a 50 foot street known as Melton Lane on the above mentioned unrecorded plat of Melton Subdivision No. 1; THENCE North along the East line of said Melton Lane, a distance of 60 feet to a point for corner; THENCE East along a line parallel with the North line of Bruton Road, a distance of 143.9 feet to a point for corner in the East line of Parcel No. 5;

THENCE South along the East line of Parcel No. 5, a distance of 60 feet to the PLACE OF BEGINNING. Commonly known as 1414 Melton, Mesquite, TX 75149

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.

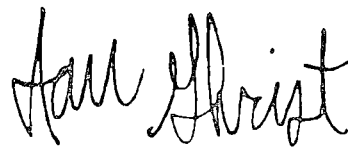
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without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

TB

Notice of Substitute Trustee Sale

FILED

F25-00026 TX
CF104532

2025 MAR 10 AM 11:03

JOHN F. WARREN
COUNTY CLERK

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

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

Date: **04/01/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street.**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1512 Seegar St. Unit 5, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 2024-00150973 of the Real Property Records of Dallas County, Texas.

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60 DBO-160108)

Current Beneficiary: ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples**

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is"

condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60 DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

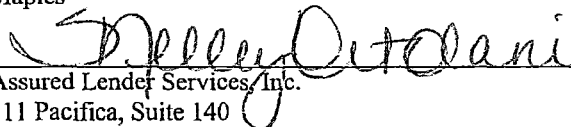
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

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

ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 3/9/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples



Assured Lender Services, Inc.

111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 160.10 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Andor Properties, LLC, a Texas Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas and being the POINT OF

BEGINNING of that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seeger Street, a distance of 45.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of a tract of land conveyed to Cedar's Holding 18, LLC, by deed recorded in Instrument No. 201800028369, Official Public records of Dallas County, Texas, from which a fence post found bears South 68 degrees 08 minutes 43 seconds West, a distance of 0.46 feet for witness;

THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

TR

Notice of Substitute Trustee Sale

FILED

F25-00025 TX
CF104532

2025 MAR 10 AM 11:03

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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

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

Date: **04/01/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (**Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.**)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street.**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1512 Seegar St, Unit 4, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 2024-00150973 of the Real Property Records of Dallas County, Texas.

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)

Current Beneficiary: ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples**

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is"

condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

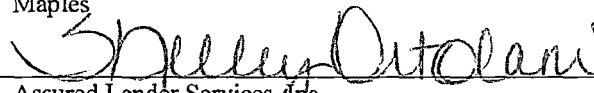
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

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

ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 3/9/2025 Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:
Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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BEGINNING of that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seeger Street, a distance of 45.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of a tract of land conveyed to Cedar's Holding 18, LLC, by deed recorded in Instrument No. 201800028369, Official Public records of Dallas County, Texas, from which a fence post found bears South 68 degrees 08 minutes 43 seconds West, a distance of 0.46 feet for witness;

THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

7B
Notice of Substitute Trustee Sale

FILED

F25-00024 TX
CF104532

2025 MAR 10 AM 11:02

JOHN F. WARREN
COUNTY CLERK

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

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

Date: **04/01/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 00000132940000000

Commonly known as: 1512 Seegar St. Unit 3, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 2024-00150973 of the Real Property Records of Dallas County, Texas.

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)

Current Beneficiary: ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED] Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples**

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is"

condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

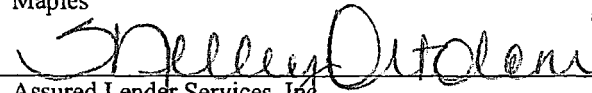
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

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

ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 3/9/2025 Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

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THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

10

Notice of Substitute Trustee Sale

F25-00023 TX
CF104532

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

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

Date: **04/01/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (**Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.**)
Place: **Dallas County, TX** at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 00000132940000000

Commonly known as: 1512 Seegar St, Unit 2, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 2024-00150973 of the Real Property Records of Dallas County, Texas.

Trustor(s):	Seegar Townhomes LLC, a Massachusetts limited liability company	Original Beneficiary:	Churchill Funding 1 LLC a Delaware limited liability company (CFL License No: 60DBO-160108)
Current Beneficiary:	ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability	Loan Servicer:	FCI Lender Services, Inc.
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, XXXXXXXXXX Payton Hreha, XXXXXXXXXX , Michele Sanders or Cherie Maples		

2025 MAR 10 AM 11:02
 JOHN E. WARREN
 COUNTY CLERK
 DALLAS COUNTY
 REAL PROPERTY RECORDS
 FILED

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is"

condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.


The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

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

ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 3/9/2005 Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

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THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and tying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

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THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

18

Notice of Substitute Trustee Sale

F25-00022 TX
CF104532

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

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

Date: **04/01/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 00000132940000000

Commonly known as: 1512 Seegar St, Unit 1, Dallas, TX 75215

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the “Deed of Trust”) and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 2024-00150973 of the Real Property Records of Dallas County, Texas.

FILED
2025 MAR 10 AM 11:02
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)
Current Beneficiary: ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
Loan Servicer: FCI Lender Services, Inc.
Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, ~~James Hreha~~, Payton Hreha, ~~Christy Lovellon~~, Michele Sanders or Cherie Maples**

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in “as is, where is”

condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

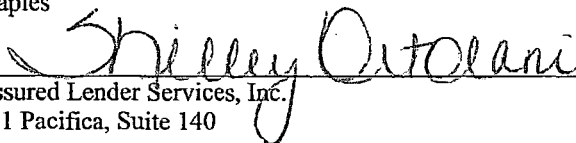
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

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

ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 3/9/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, ~~Christy Lowell~~, Payton Hreha, ~~Christy Lowell~~, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:
Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 160.10 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Andor Properties, LLC, a Texas Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas and being the POINT OF

BEGINNING of that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seeger Street, a distance of 45.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of a tract of land conveyed to Cedar's Holding 18, LLC, by deed recorded in Instrument No. 201800028369, Official Public records of Dallas County, Texas, from which a fence post found bears South 68 degrees 08 minutes 43 seconds West, a distance of 0.46 feet for witness;

THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

FILED

F25-00027 TX
CF104532

2025 MAR 10 AM 11:03

JOHN F. WARREN
COUNTY CLERK

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

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

Date: 04/01/2025
Time: The sale will begin no earlier than 10:00AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: Dallas County, TX at the following location: North side of the George Allen Courts Building facing Commerce Street, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 00000132940000000

Commonly known as: 1512 Seegar St, Unit 6, Dallas, TX 75215

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 2024-00150973 of the Real Property Records of Dallas County, Texas.

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)
Current Beneficiary: ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
Loan Servicer: FCI Lender Services, Inc.
Current Substituted Trustees: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED] Michele Sanders or Cherie Maples

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is"

condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

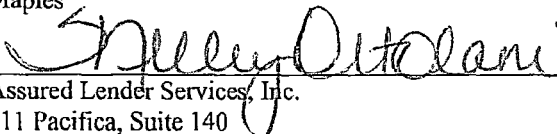
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

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

ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 3/9/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:
Assured Lender Services, Inc..
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 160.10 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Andor Properties, LLC, a Texas Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas and being the POINT OF

BEGINNING of that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seeger Street, a distance of 45.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of a tract of land conveyed to Cedar's Holding 18, LLC, by deed recorded in Instrument No. 201800028369, Official Public records of Dallas County, Texas, from which a fence post found bears South 68 degrees 08 minutes 43 seconds West, a distance of 0.46 feet for witness;

THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

18

FILED

NOTICE OF ASSESSMENT LIEN SALE | AM 8:25
2025 MAR 4

STATE OF TEXAS §
COUNTY OF DALLAS §

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, on or about March 5, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Tamara Abdulwahab, the present owner of said real property, to Buena Vista Villas Condominiums (the "Association"); and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, April 1, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 303, Building A, of Buena Vista Villa Condominiums, a Condominium Project in Dallas County, Texas, as more particularly described on Exhibit (4303 Buena Vista Street, Unit 303)

WITNESS my hand this 10th day of March, 2025

BUENA VISTA VILLAS CONDOMINIUMS

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE FILED

STATE OF TEXAS

§
§
§

2025 MAR 11 PM 3:17

COUNTY OF DALLAS

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

DEED OF TRUST:

Date: March 25, 2022
Grantor: Alex Jin Tang Hui and Hannah Trotman
Original Beneficiary: Cadence Bank
Trustee: Charles J. Pignuolo
Recording Info: Clerk's File No. 202200085989 of the Real Property Records of Dallas County, Texas

BY _____ DEPUTY

CURRENT BENEFICIARY: Cadence Bank

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

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

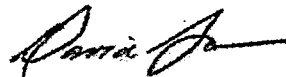
PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, April 1, 2025
TIME OF SALE: No earlier than 11:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Dallas County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Dallas County Courthouse, or, if there is no such entrance, then at the west wall of the Dallas County Courthouse.

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

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

DATED: March 10, 2025



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

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

Exhibit "A"

Being the following real property of THE WOODS ON PARK LANE, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 82073, Page 1140, Condominium Records of Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit "C" attached to the Declaration:

Residential Unit: Unit 721, Building G

NOTICE OF TRUSTEE'S SALE

FILED

Owner(s): H5R, LLC

Association: Twenty-One Turtle Creek Condominium Association

2025 MAR 12 AM 8:37

Declaration: Declaration of Condominium for Twenty-One Turtle Creek, as amended, recorded in the Official Public Records of Dallas County, Texas, under Volume 80077, Page 13.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Property: UNIT 1016, BUILDING A, TWENTY-ONE TURTLE CREEK CONDOMINIUM, A CONDOMINIUM PROJECT SITUATED IN DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND PLATS AND EXHIBITS ATTACHED THERETO OF RECORD IN VOLUME 80077, PAGE 13, OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO.

Trustee(s): Edward (Teddy) Holtz, Winstead PC, 600 Travis Street, Suite 5200, Houston, Texas 77002; Frank O. Carroll, Winstead PC, 600 West 5th Street, #900, Austin, Texas 78701

Date of Sale: April 1, 2025

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The north side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

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

Pursuant to the Declaration and Ch. 82 of the Texas Property Code, the Association was granted the authority to levy assessments for common expenses and other charges against each property owner in the regime subject to the Declaration. Such unpaid assessments and other charges, being a personal obligation of the respective owner, are secured by a lien ("Lien") upon the respective property in said regime for which assessment is levied.

The Owner is in default in the payment of said assessments and remains in default after the Association sent demands for payment of all delinquent amounts to Owner. The Association intends to enforce its rights pursuant to the Declaration and applicable law and has appointed and directed Trustee to enforce said rights and powers set forth in the Declaration for the purpose of collecting the indebtedness secured by the Lien.

Notice is hereby given that on the Date of Sale and Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder(s) for cash as prescribed by the Declaration and Section 51.002 of the Texas Property Code. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time. The sale pursuant to this Notice shall be made "as is" and "where is" and subject to any and all taxes, any other liens having priority over the

Lien in favor of the Association, subject to all matters of record affecting the above-described property, and with no warranty of title whatsoever.



Edward (Teddy) Holtz
Trustee for Twenty-One
Turtle Creek Condominium Association
Winstead PC
600 Travis Street, Suite 5200
Houston, Texas 77002

Transaction History
Twenty-One Turtle Creek Condominium Association
Transaction Detail : 3/10/2024 - 3/10/2025

Name: H5R LLC Address: 3883 Turtle Creek Blvd 1016 Unit 1016
Homeowner Account: 73692003001601 Homeowner Status: Owner - Stop Pay

Date	Description	Batch	Amount	Paid	Balance
	Previous Balance		\$14,983.19		\$ 14,983.19
03/11/2024	Assessment - Homeowner (Delinquent Fee) 2023	188552	100.00	-	15,083.19
03/29/2024	Attorney Prep Pac (Collection Fee) 2023	193979	150.00	-	15,233.19
04/01/2024	Interest Fee 2024	194415	124.86	-	15,358.05
04/01/2024	Monthly Assessment - Floor 2-23/16-17 2024	190029	820.34	-	16,178.39
04/11/2024	Assessment - Homeowner (Delinquent Fee) 2024	199119	100.00	-	16,278.39
05/01/2024	Interest Fee 2024	204310	107.69	-	16,386.08
05/01/2024	Monthly Assessment - Floor 2-23/16-17 2024	190029	820.34	-	17,206.42
05/11/2024	Assessment - Homeowner (Delinquent Fee) 2024	208670	100.00	-	17,306.42
06/01/2024	Interest Fee 2024	213827	114.52	-	17,420.94
06/01/2024	Monthly Assessment - Floor 2-23/16-17 2024	190029	820.34	-	18,241.28
06/11/2024	Assessment - Homeowner (Delinquent Fee) 2024	217912	100.00	-	18,341.28
07/01/2024	Interest Fee 2024	223033	121.36	-	18,462.64
07/01/2024	Monthly Assessment - Floor 2-23/16-17 2024	190029	820.34	-	19,282.98
07/11/2024	Assessment - Homeowner (Delinquent Fee) 2024	227252	100.00	-	19,382.98
08/01/2024	Interest Fee 2024	232318	128.20	-	19,511.18
08/01/2024	Monthly Assessment - Floor 2-23/16-17 2024	190029	820.34	-	20,331.52
08/06/2024	Attorney Legal Fee 2024	234425	413.93	-	20,745.45
08/11/2024	Assessment - Homeowner (Delinquent Fee) 2024	236687	100.00	-	20,845.45
09/01/2024	Interest Fee 2024	242084	135.03	-	20,980.48
09/01/2024	Monthly Assessment - Floor 2-23/16-17 2024	190029	820.34	-	21,800.82
09/11/2024	Assessment - Homeowner (Delinquent Fee) 2024	246191	100.00	-	21,900.82
10/01/2024	Interest Fee 2024	251727	145.32	-	22,046.14
10/01/2024	Monthly Assessment - Floor 2-23/16-17 2024	190029	820.34	-	22,866.48
10/11/2024	Assessment - Homeowner (Delinquent Fee) 2024	256905	100.00	-	22,966.48
11/01/2024	Attorney Fee (Collection Fee) 2024	261782	439.96	-	23,406.44
11/01/2024	Interest Fee 2024	261679	152.15	-	23,558.59
11/01/2024	Monthly Assessment - Floor 2-23/16-17 2024	190029	820.34	-	24,378.93
11/11/2024	Assessment - Homeowner (Delinquent Fee) 2024	265608	100.00	-	24,478.93
12/01/2024	Interest Fee 2024	273533	162.66	-	24,641.59
12/01/2024	Monthly Assessment - Floor 2-23/16-17 2024	190029	820.34	-	25,461.93
12/11/2024	Assessment - Homeowner (Delinquent Fee) 2024	279547	100.00	-	25,561.93
01/01/2025	Interest Fee 2025	286123	169.49	-	25,731.42
01/01/2025	Monthly Assessment - Floor 2-23/16-17 2025	284141	927.08	-	26,658.50
01/11/2025	Assessment - Homeowner (Delinquent Fee) 2025	291000	100.00	-	26,758.50
02/01/2025	Interest Fee 2025	296587	177.22	-	26,935.72
02/01/2025	Monthly Assessment - Floor 2-23/16-17 2025	284141	927.08	-	27,862.80
02/11/2025	Assessment - Homeowner (Delinquent Fee) 2025	301101	100.00	-	27,962.80
03/01/2025	Interest Fee 2025	306553	177.22	-	28,140.02
03/01/2025	Monthly Assessment - Floor 2-23/16-17 2025	284141	927.08	-	29,067.10
	Total		\$29,067.10	\$-	\$29,067.10