

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

Date: **September 28, 2018**

Grantor(s): **Lonnie Johnson, president of Temple View Capital Funding, LLC Trustee**

Original Mortgagee: **TVC Funding II, LLC**

Original Principal: **\$843,000.00**

Recording Information: **Instrument Number 201800265253 and re-recorded at Instrument Number 20180026289**

Property County: **Dallas**

Property: **Being the following real property of BLOCK C SOUTH TOWER RESIDENCIES, a Residential Condominium created pursuant to the Amended and Restated Residential Condominium Declaration and Residential Map recorded in cc #200600338786, Condominium Records of Dallas County, Texas as affected by First Amendment to Amended and Restated Residential Condominium Declaration filed 10/20/2006, recorded in cc #200600391086, cc #200600391087 and cc # 200600391088; Second Amendment to Amended and Restated Residential Condominium Declaration filed 12/13/2006, recorded in cc #200600460769; Third Amendment to Amended and Restated Residential Condominium Declaration filed 03/12/2007, recorded in cc #20070089551; Fourth Amendment to Amended and Restated Residential Condominium Declaration filed 5/01/2007, recorded in cc #20070154654, Real Property Records, Dallas County, Texas (the "Residential Declaration"), and located within the Residential Unit II of Block C Master Condominiums created pursuant to the Second Amended and Restated Master Condominium Declaration and Master Map recorded in cc# 200600286364, Condominium Records of Dallas County, Texas as affected by First Amendment to Second Amended and Restated Master Condominium Declaration filed 08/08/2006, recorded in cc# 200600290465; Second Amendment to Second Amended and Restated Master Condominium Declaration filed 03/12/2007, recorded in cc# 20070089549; Third Amendment to Second Amended and Restated Master Condominium Declaration filed 05/01/2007, recorded in cc# 200700154653, Real Property Records, Dallas County, Texas (the "Master Declaration"), covering a building and land located in Dallas County, Texas and described in such Master Declaration together with an undivided interest, appurtenant to the Residence described below, in and to the Residential Common Elements in the percentage designated for the Residence on Exhibit "C" attached to the Residential Declaration: Residence Unit 1442**

Property Address: **2408 Victory Park Lane  
Unit 1442  
Dallas, TX 75219**

FILED  
2020 MAY 12 AM 10:44  
JANIE WARREN  
COUNTY CLERK  
DALLAS COUNTY, TEXAS

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: **TVC Funding IV, LLC**  
Mortgage Servicer: **BSI Financial Services**  
Mortgage Servicer **14225 Greenway Dr, Ste 400**  
Address: **Irving, TX 75038**

**SALE INFORMATION:**

Date of Sale: **June 2, 2020**  
Time of Sale: **10:00 am or within three hours thereafter.**  
Place of Sale: **The 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 most recently designated by the County Commissioner's Court.**  
Substitute Trustee: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani or Jonathan Cole Emert, any to act**  
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925 Dallas, TX 75240**

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani or Jonathan Cole Emert, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani or Jonathan Cole Emert, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of

the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520

A handwritten signature in black ink that reads "Kelley Otolani". The signature is written in a cursive, flowing style.

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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**DEED OF TRUST INFORMATION:**

Date: **September 28, 2018**  
Grantor(s): **Lonnie Johnson d/b/a Aston Custom Homes and Design, Inc. through its President Lonnie Johnson**  
Original Mortgagee: **TVC Funding II, LLC**  
Original Principal: **\$821,625.00**  
Recording Information: **Instrument Number 201800264873**  
Property County: **Dallas**

Property: **Being the following real property of BLOCK C SOUTH TOWER RESIDENCIES, a Residential Condominium created pursuant to the Amended and Restated Residential Condominium Declaration and Residential Map recorded in cc #200600338786, Condominium Records of Dallas County, Texas as affected by First Amendment to Amended and Restated Residential Condominium Declaration filed 10/20/2006, recorded in cc #200600391086, cc #200600391087 and cc # 200600391088; Second Amendment to Amended and Restated Residential Condominium Declaration filed 12/13/2006, recorded in cc #200600460769; Third Amendment to Amended and Restated Residential Condominium Declaration filed 03/12/2007, recorded in cc #20070089551; Fourth Amendment to Amended and Restated Residential Condominium Declaration filed 5/01/2007, recorded in cc #20070154654, Real Property Records, Dallas County, Texas (the "Residential Declaration"), and located within the Residential Unit II of Block C Master Condominiums created pursuant to the Second Amended and Restated Master Condominium Declaration and Master Map recorded in cc# 200600286364, Condominium Records of Dallas County, Texas as affected by First Amendment to Second Amended and Restated Master Condominium Declaration filed 08/08/2006, recorded in cc# 200600290465; Second Amendment to Second Amended and Restated Master Condominium Declaration filed 03/12/2007, recorded in cc# 20070089549; Third Amendment to Second Amended and Restated Master Condominium Declaration filed 05/01/2007, recorded in cc# 200700154653, Real Property Records, Dallas County, Texas (the "Master Declaration"), covering a building and land located in Dallas County, Texas and described in such Master Declaration together with an undivided interest, appurtenant to the Residence described below, in and to the Residential Common Elements in the percentage designated for the Residence on Exhibit "C" attached to the Residential Declaration:**

FILED  
2020 MAY 12 AM 10:44  
JOHN F. WARDEN  
CLERK  
DALLAS COUNTY

**Residence Unit 1441**

Property Address: **2408 Victory Park Lane  
Unit 1441  
Dallas, TX 75219**

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: **TVC FUNDING IV LLC**  
Mortgage Servicer: **BSI Financial Services**  
Mortgage Servicer **14225 Greenway Dr, Ste 400**  
Address: **Irving, TX 75038**

**SALE INFORMATION:**

Date of Sale: **June 2, 2020**  
Time of Sale: **10:00 am or within three hours thereafter.**  
Place of Sale: **The 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 most recently designated by the County Commissioner's Court.**  
Substitute Trustee: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani or Jonathan Cole Emert, any to act**  
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925  
Dallas, TX 75240**

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani or Jonathan Cole Emert, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani or Jonathan Cole Emert, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his

peril” and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor’s assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee’s Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 32313  
(850) 422-2520

A handwritten signature in black ink that reads "Shelley Otolani". The signature is written in a cursive, flowing style.

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Date: May 08, 2020

Substitute Trustee: **Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington**

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

Holder of Note and Lien: CrossTimbers Capital, Inc.

Note: Promissory Note in original principal amount of \$60,000.00

Deed of Trust:

Date: February 14, 2019

Grantor: CMF Williams Group, LLC

Lender: CrossTimbers Capital, Inc.

Recording Information: Instrument Number 201900041488

Property: Lot 3, Block 6351, of GLENDALE PARK ADDITION in Dallas County, Texas, according to the Revised Map thereof filed for record in the office of the County Clerk of Dallas County, Texas, which Map is found at Volume 14, Page 163, of the Map Records of Dallas County, Texas  
commonly known as 714 Mentor Avenue, Dallas, Texas 75216

County: Dallas County, Texas

Date of Sale: June 2, 2020. The earliest time at which the sale shall occur is 1:00 p.m.

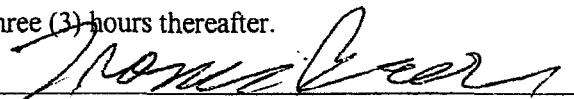
Time of Sale: 1:00 p.m. – 4:00 p.m.

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

2020 MAY 12 AM 10:15  
 COUNTY CLERK  
 DALLAS COUNTY, TEXAS

Holder of the Note and Lien has appointed Cristina Caballero, Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington, or any one of them, as Substitute Trustee under the Deed of Trust. Holder of the Note and Lien has instructed Substitute Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder, for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.

  
 Thomas K. Broder / Substitute Trustee



**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS           §

WHEREAS, on or about February 6, 2020, 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 Michelle R. Stevens and Emma L. Turner, the present owners of said real property, to Las Brisas Hills Condominiums Association (the "Association"); and

WHEREAS, the said Michelle R. Stevens and Emma L. Turner have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

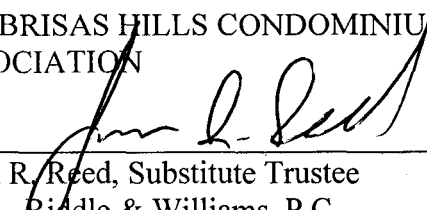
NOW, THEREFORE, notice is hereby given that on Tuesday, June 2, 2020, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, 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 1, Building BD, of Las Brisas Hills Condominiums, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (2600 Encina, Building BD, Unit 1)


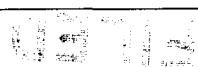
WITNESS my hand this 24 day of March, 2020

LAS BRISAS HILLS CONDOMINIUMS  
ASSOCIATION

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

The within notice was posted by me on the 12 day of MAY, 2020, at the Dallas County Courthouse in Dallas, Texas.

2020 MAY 12 PM 1:13



## EXIHIBIT A

Being the following real property of **LAS BRISAS HILLS CONDOMINIUMS**, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 81179, Page 902, Condominium Records of Dallas County, Texas, as affected by First Amendment filed 07/21/1981, recorded in Volume 81184, Page 392; Second Amendment filed 09/13/1985, recorded in Volume 85180, Page 4373; Third Amendment filed 05/23/1988, recorded in Volume 86101, Page 5355; Supplementary Declaration filed 08/26/1983, recorded in Volume 83169, Page 4278; Supplementary Declaration filed 08/26/1983, recorded in Volume 83169, Page 4299; Supplementary Declaration filed 08/26/1983, recorded in Volume 83169, Page 4320, Real Property Records, 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 "D" attached to the Declaration.

**Residential Unit: Unit 1, Building BD**