

1301 BRIERCREST DRIVE
DALLAS, TX 75217

00000010356913

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: March 04, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 24, 2009 and recorded in Document INSTRUMENT NO. 200900088521 real property records of DALLAS County, Texas, with JULIO CESAR GRAJEDA AND SPOUSE, GLORIA HERNANDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JULIO CESAR GRAJEDA AND SPOUSE, GLORIA HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$64,020.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2025 JAN 30 PM 12:52

FILED



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.


The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman; and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1/30/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 1/30/25

1301 BRIERCREST DRIVE
DALLAS, TX 75217

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DALLAS

EXHIBIT "A"

LOT 1, BLOCK 2/8483 OF BRIERWOOD HEIGHTS PHASE 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003180, PAGE 42, MAP RECORDS, DALLAS COUNTY, TEXAS.

FILED

2025 JAN 30 PM 12:50

RECORDING REQUESTED BY:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEN RECORDED MAIL TO:

Michelle Schwartz, Guy Wiggs, David Stockman, Donna
Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky,
Angela Cooper, Jeff Benton
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

109424

TS No TX08000098-24-1

APN 00000390091000000

TO No 240718876-TX-RW

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 21, 2017, JANETTE MORENO AND SANTIAGO V MORENO, WIFE AND HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of JACKIE BIGGS as Trustee, NAVY FEDERAL CREDIT UNION as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$137,362.00, payable to the order of NAVY FEDERAL CREDIT UNION as current Beneficiary, which Deed of Trust recorded on April 25, 2017 as Document No. 201700114057 in Dallas County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 00000390091000000

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and NAVY FEDERAL CREDIT UNION, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX08000098-24-1

APN 00000390091000000

TO No 240718876-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 4, 2025 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Dallas County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **600 Commerce Street, Dallas TX 75202; 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 Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and NAVY FEDERAL CREDIT UNION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and NAVY FEDERAL CREDIT UNION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 30 day of January, 2025.



By: Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX08000098-24-1

APN 00000390091000000

TO No 240718876-TX-RWI

EXHIBIT "A"

BEING LOT 8 IN BLOCK 13/5374 OF LAKE PARK ESTATES NO. 5, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 17, PAGE 409, MAP RECORDS, DALLAS COUNTY, TEXAS.

FILED

TS No.: 2025-00159-TX
25-000111-673

2025 JAN 30 PM 12: 51

Notice of [Substitute] Trustee Sale

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

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

1. Date, Time and Place of Sale.

Date: 03/04/2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Dallas County, Texas at the following location: **NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 10720 GALENA STREET, DALLAS, TX 75228

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/29/2000 and recorded 03/06/2000 in Book 2000 045 Page 01306 Document 915177, real property records of Dallas County, Texas, with **LINDA JACKSON, A SINGLE PERSON** grantor(s) and SEBRING CAPITAL CORPORATION as Lender, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP4 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **LINDA JACKSON, A SINGLE PERSON**, securing the payment of the indebtedness in the original principal amount of **\$45,500.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP4** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2025-00159-TX
25-000111-673

Notice of [Substitute] Trustee Sale

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

7. Property to be sold: The property to be sold is described as follows:

LOT 23, BLOCK 23/5372 OF CASA VIEW HEIGHTS, FOURTH INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15, PAGE 309, MAP RECORDS, DALLAS COUNTY, TEXAS.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506


TS No.: 2025-00159-TX
25-000111-673

Notice of [Substitute] Trustee Sale

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

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

Date: 01/28/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.auction.com or (800) 280-2832

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Donna Stockman ^{Certificate of Posting} whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1/30/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 FEB -3 PM 3:46

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

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.

Notice is hereby given that:

WHEREAS, BEITLER TEXAS ENTERPRISES LLC, a Texas limited liability company and WESTCLIFF INVESTORS, LLC, a California limited liability company (collectively "Grantor"), executed and delivered that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (as has or may have been assigned, amended, renewed, extended, and/or modified, the "Deed of Trust"), dated effective September 15, 2023, to Dale Parsons, Trustee, for the benefit of JASPER LAKE VENTURES TWO LLC, a Delaware limited liability ("Lender"), and duly recorded as Document Number 202300189654 on September 18, 2023, in the Real Property Records of Dallas County, Texas, which Deed of Trust created liens on, among other property, the real property ("Land") situated in the County of Dallas and State of Texas described in Exhibit "A" attached hereto and made a part hereof (the Land together with all rights, hereditaments and appurtenances in anywise appertaining or belonging thereto, but subject to the permitted encumbrances, if any, described in the Deed of Trust, is hereinafter collectively referred to as the "Mortgaged Property"); and

WHEREAS, the liens and security interests granted under the Deed of Trust are to secure in part the payment of the indebtedness evidenced by (i) that certain Promissory Note, dated September 15, 2023, in the original stated principal sum of Six Million Four Hundred Thousand and No/100 Dollars (\$6,400,000.00), executed by Grantor and payable to the Lender (as has or may have been assigned, amended, renewed, extended, and/or modified, the "Note"), and (ii) that

certain Guaranty of Payment and Performance (as has or may have been assigned, amended, renewed, extended and/or modified, the “Guaranty”) executed by Logan A. Beitler, as an individual and in his capacity as Trustee of the Beitler Family Living Trust Dated September 19, 2008, dated September 15, 2023 (such Note, Guaranty, Deed of Trust, as well as any and all other documents securing or evidencing the indebtedness covered under the Note, and any renewals, extensions, modifications or amendments thereof, are herein collectively, the “Security Documents”); and

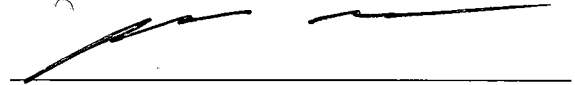
WHEREAS, pursuant to that certain Removal of Trustee, Appointment of Substitute Trustee, Request to Substitute Trustee, dated January 29, 2025, and filed on January 31, 2025, as Document Number 202500019680, in the Real Property Records of Dallas County, Texas, Lender have appointed Royce Egeolu as Substitute Trustee pursuant to the terms and conditions of the Deed of Trust and other Security Documents; and

WHEREAS, default has occurred in performance of the Grantor's obligations under the Deed of Trust and other Security Documents as a result of Grantor's failure to pay when due any and all sums secured thereby and otherwise due and owing under the Note, Guaranty, Deed of Trust and other Security Documents, and Lender, by reason of said default, have requested that the undersigned Substitute Trustee sell the Mortgaged Property as provided in the Deed of Trust to satisfy all or a portion of the indebtedness evidenced by the Note and Guaranty and secured by the Deed of Trust and other Security Documents.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that I, Royce Egeolu, Substitute Trustee as aforesaid, will accordingly, after due service and publication and filing of this notice as required by the Deed of Trust and the laws of the State of Texas, sell the Mortgaged Property at public vendue to the highest bidder, for cash, between the hours of 10:00 a.m. and 4:00 p.m. (the hour of 10:00 a.m. being the earliest time at which the sale will occur for the property located in Dallas County, Texas, and such sale shall occur no later than three (3) hours thereafter), at the Commissioners Court in Dallas, located at 411 Elm St #250, Dallas County, Texas, or at such other area as may be currently designated by the Commissioners Court of Dallas County for the conducting of such sales in Dallas County, Texas, the county in which the above-described

Mortgaged Property is located (or if no such area is designated at the time of this sale, at the courthouse door of the courthouse), on the first Tuesday in March, that being March 4, 2025.

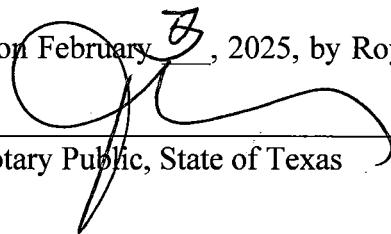
WITNESS my hand this 3 day of February, 2025.



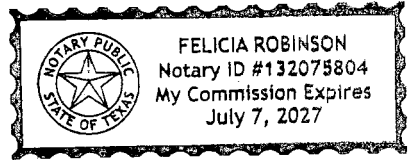
Royce Egeolu, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on February 3, 2025, by Royce Egeolu, Substitute Trustee.



Notary Public, State of Texas



SUBSTITUTE TRUSTEE'S ADDRESS:

Fox Rothschild LLP
Saint Ann Court
2501 N. Harwood Street, Suite 1800
Dallas, TX 75201

AFTER RECORDING RETURN TO:

Fox Rothschild LLP
Saint Ann Court
2501 N. Harwood Street, Suite 1800
Dallas, TX 75201
Attn: Royce Egeolu, Esq.

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT B:

PARCEL 1:

BEING A TRACT OF LAND LOCATED IN BLOCK 271, OFFICIAL CITY NUMBER, IN THE CITY OF DALLAS, TEXAS, BEING THE REMAINDER OF THE SAME PROPERTY DESCRIBED IN WARRANTY DEED BY CORDELIA LOWRANCE JORDAN TO ADOLPH MINUTES S VENDING SERVICE, INC., DATED MARCH 19, 1991 AND RECORDED IN VOLUME 91056, PAGE 4698 THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAVE AND EXCEPT A 727 SQUARE FOOT TRACT OF LAND CONVEYED TO DALLAS RAPID AREA TRANSIT (DART) IN CAUSE NO. CC06-08546-A, COUNTY COURT OF DALLAS AT LAW NO. 1, AND RECORDED IN INSTRUMENT NO. 20080157184 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID RESULTING TRACT BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT AT THE EAST CORNER OF SAID DART TRACT ON THE NORTHWEST LINE OF SWISS AVENUE, 60.0 FEET WIDE, BEING 23.49 FEET NORTH 48 DEGREES 38 MINUTES 30 SECONDS EAST FROM ITS INTERSECTION WITH THE NORTHEAST LINE OF GOOD-LATIMER EXPRESSWAY, 95.0 FEET WIDE, (FORMERLY THE NORTHEAST LINE OF COAL STREET):

THENCE NORTHERLY WITH THE EASTERLY LINE OF SAID DART TRACT THE FOLLOWING FOUR COURSES; NORTH 47 DEGREES 57 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 20.13 FEET;

SOUTH 48 DEGREES 38 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 16.11 FEET; NORTH 48 DEGREES 29 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 67.14 FEET;

SOUTH 48 DEGREES 38 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 1.81 FEET TO A POINT IN THE SAID NORTHEAST LINE OF GOOD-LATIMER EXPRESSWAY

THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST WITH THE NORTHEAST LINE OF GOOD-LATIMER EXPRESSWAY, A DISTANCE OF 100.15 FEET TO A POINT THE WEST CORNER OF SAID ADOLPH MINUTES S VENDING TRACT ON THE SOUTHEAST RIGHT-OF- WAY LINE OF LODGE STREET (ALLEY), 15.0 FEET WIDE;

THENCE NORTH 45 DEGREES 17 MINUTES 30 SECONDS EAST ALONG THE SOUTHEAST LINE OF LODGE STREET A DISTANCE OF 75.00 FEET TO A POINT AT THE NORTH CORNER OF SAID ADOLPH MINUTES S VENDING TRACT;

THENCE SOUTH 44 DEGREES 42 MINUTES 30 SECONDS EAST PARALLEL WITH GOOD-LATIMER EXPRESSWAY, A DISTANCE OF 191.36 (191.31, DEED) FEET TO A MAG NAIL FOUND AT THE EAST CORNER OF SAID ADOLPH MINUTES S VENDING TRACT ON THE NORTHWEST LINE OF SWISS AVENUE;

THENCE SOUTH 48 DEGREES 38 MINUTES 30 SECONDS WEST ALONG THE NORTHWEST LINE OF SWISS AVENUE, A DISTANCE OF 51.64 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13,456 SQUARE FEET OR 0.309 ACRES OF LAND, MORE OR LESS.

PARCEL 2:

BEING A TRACT OF LAND LOCATED IN BLOCK 271, OFFICIAL CITY NUMBER, IN THE CITY OF DALLAS, TEXAS, BEING KNOWN AS THE PROPERTY DESCRIBED IN WARRANTY DEED BY BONNIE BELL ASHBY TO ADOLPH MINUTES S VENDING SERVICE, INC., DATED MARCH 19, 1991 AND RECORDED IN VOLUME 91056, PAGE 4693 THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND AT THE SOUTH CORNER OF SAID ADOLPH MINUTES S TRACT ON THE NORTHWEST LINE OF SWISS AVENUE, 60.0 FEET WIDE, 75.13 FEET NORTH 48 DEGREES 38 MINUTES 30 SECONDS EAST FROM ITS INTERSECTION WITH THE NORTHEAST LINE OF GOOD-LATIMER EXPRESSWAY, 95.0 FEET WIDE, (FORMERLY THE NORTHEAST LINE OF GOOD STREET);

THENCE NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST (NORTH 44 DEGREES 42 MINUTES 30 SECONDS WEST, DEED) AND 75.00 FEET PERPENDICULARLY DISTANCE NORTHEAST OF AND PARALLEL WITH THE NORTHEAST LINE OF GOOD-LATIMER EXPRESSWAY, A DISTANCE OF 191.35 (191.31 DEED) FEET TO A POINT AT THE WEST CORNER OF SAID ADOLPH MINUTES S TRACT AND ON THE SOUTHEAST LINE OF LODGE STREET (ALLEY), 15.0 FEET WIDE;

THENCE NORTH 45 DEGREES 17 MINUTES 30 SECONDS EAST (NORTH 45 DEGREES 17 MINUTES 30 SECONDS EAST, DEED) ALONG THE SOUTHEAST LINE OF LODGE

STREET A DISTANCE OF 74.83 (75.60, DEED) FEET TO A MAG NAIL FOUND AT THE NORTH CORNER OF SAID ADOLPH MINUTES S TRACT;

THENCE SOUTH 44 DEGREES 42 MINUTES 30 SECONDS EAST (SOUTH 44 DEGREES 42 MINUTES 30 SECONDS EAST, DEED) PARALLEL WITH GOOD-LATIMER EXPRESSWAY, A DISTANCE OF 195.74 (195.70, DEED) FEET TO A MAG NAIL FOUND AT THE EAST CORNER OF SAID ADOLPH MINUTES S TRACT ON THE NORTHWEST LINE OF SWISS AVENUE;

THENCE SOUTH 48 DEGREES 38 MINUTES 30 SECONDS WEST (SOUTH 48 DEGREES 38 MINUTES 30 SECONDS WEST, DEED) ALONG THE NORTHWEST LINE OF SWISS AVENUE, A DISTANCE OF 75.06 (75.13, DEED) FEET TO THE PLACE OF BEGINNING AND CONTAINING 14,493 SQUARE FEET OR 0.333 ACRES OF LAND, MORE OR LESS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 23, 2025

MORTGAGEE: Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas

MORTGAGEE'S ADDRESS: P.O. Box 13941, Austin, Texas 78711

TEXAS NEIGHBORHOOD STABILIZATION PROGRAM (NSP) PURCHASE MONEY DEED OF TRUST ("DEED OF TRUST"):

Date: 10/11/2013
Grantor: **EPHEN HILLARD, JR. and ANNIE S. HILLARD**, husband and wife
Trustee: Timothy K. Irvine of Travis County, Texas
Beneficiary: **TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**, a public and official agency of the State of Texas
County: Dallas County, Texas

Recording Info: Texas Neighborhood Stabilization Program (NSP) Purchase Money Deed of Trust dated 10/11/2013, recorded on 10/23/2013 at Document Number 201300331974 in the real property records of Dallas County, Texas (the "Records"), as additionally secured by a vendor's lien retained in General Warranty Deed with Vendor's Lien ("Deed") of even date therewith and recorded at Document Number 201300331973 in the Records.

Property: All of Being Lot 7, in Block D/2627, of WHITE ROCK HEIGHTS ADDITION NO. 2, and Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 3, Page 125, of the Map Records of Dallas County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

TEXAS NEIGHBORHOOD STABILIZATION PROGRAM (NSP) (PURCHASE MONEY) ("PROMISSORY NOTE"):

Date: 10/11/2013
Amount: \$72,360.00
Debtor/Borrower: Ephen Hillard, Jr.
Holder: Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas
Borrower: **EPHEN HILLARD, JR.**

FILED
2025 FEB -4 AM 11:15
JOHN EVARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Lender: **TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**, a public and official agency of the State of Texas

SUBSTITUTE TRUSTEE: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JAMIE DWORSKY, JANET PINDER, BRANDY BACON, ANGELA COOPER, ANDREW MILLS-MIDDLEBROOK, JEFF BENTON

MAILING ADDRESS: P.O. Box 9932
Austin, Texas 78766


DATE OF SALE OF PROPERTY: March 4, 2025

EARLIEST TIME OF SALE OF PROPERTY: The earliest time at which the sale will occur is 10 o'clock a.m. and the sale shall occur no later than three hours after that time.

PLACE OF SALE OF PROPERTY: Area designated by the County Commissioner's Court, to wit: North side of the George Allen Courthouse Building located at 600 Commerce Street, Dallas, TX 75202, facing Commerce Street below the overhang.

Mortgagee has appointed Substitute Trustee as Trustees under the Deed of Trust. Mortgagee 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 of Property, and because of default in performance of the obligations of the deed of trust, Substitute Trustee will offer the Property for sale by public auction to the highest bidder for cash, "AS IS", at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.


Susan Mills, Substitute Trustee

FILED

2025 JAN 30 PM 12:51

NOTICE OF FORECLOSURE SALE

JOHN F. WARREN
ATTORNEY AT LAW
11111 DALLAS STREET, SUITE 1000, DALLAS, TEXAS 75244
PHONE: 214.760.1111
FAX: 214.760.1112
WWW.JFWARREN.COM

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

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

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS OUT OF THE EVERARD SHAPROCK SURVEY, ABSTRACT NO. 1315 AND BEING IN CITY BLOCK 8711, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF WEST RED BIRD LANE, 500 FEET NORTH 89 DEGREES 25 MINUTES WEST FROM THE WEST LINE OF CEDAR RIDGE ROAD AND SAID POINT OF BEGINNING ALSO BEING IN THE SOUTH LINE OF A 6.74 ACRE TRACT;

THENCE NORTH 89 DEGREES 26 MINUTES WEST, ALONG THE SAID LINE OF WEST RED BIRD LANE AND THE SOUTH LINE OF THE SAID 6.74 ACRE TRACT, 199.53 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 02 DEGREES 00 MINUTES 43 SECONDS EAST, TRAVERSING THE SAID 6.74 ACRE TRACT, 153.12 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST LINE OF SAID 6.74 ACRE TRACT;

THENCE NORTH 55 DEGREES 57 MINUTES 14 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 6.74 ACRE TRACT 246.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 02 DEGREES 00 MINUTES 43 SECONDS WEST, 293.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 44,531.8 SQUARE FEET OR 1.0223 ACRES OF LAND.

TRACT II:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS OUT OF THE EVERARD SHAPROCK SURVEY, ABSTRACT NO. 1315 AND BEING IN CITY BLOCK 8711, AND ALSO BEING A PART OF THE TRACT OF LAND CONVEYED TO J. C. BRIGGS AND EDITH BRIGGS BY DEED RECORDED IN VOLUME 3682, PAGE 48 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND 699.53 FEET, NORTH 89 DEGREES 25 MINUTES WEST AND 153.12 FEET, NORTH 02 DEGREES 00 MINUTES 43 SECONDS EAST, FROM THE INTERSECTION OF THE NORTH LINE OF WEST RED BIRD LANE AND THE WEST LINE OF CEDAR RIDGE ROAD;

THENCE NORTH 02 DEGREES 35 MINUTES WEST, 90.44 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 77 DEGREES 05 MINUTES 24 SECONDS EAST, 213.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 55 DEGREES 57 MINUTES 14 SECONDS WEST, 246.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9,516.7 SQUARE FEET OR 0.2185 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/11/2005 and recorded in Book 2005055 Page 05179 Document 3283430 real property records of Dallas County, Texas.

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

Date: 03/04/2025

Time: 10:00 AM

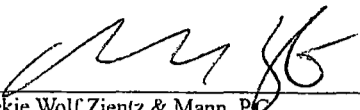
Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by EUGENIO GONZALEZ VALDEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$126,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF6 is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF6 c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

For additional sale information visit: www.xome.com or (844) 400-9663

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1/30/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

7B

3002 Rochester St, DALLAS, TX, 75215

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

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT
OF SUBSTITUTE**

TRUSTEE:

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

SUBSTITUTE

TRUSTEE'S

ADDRESS:

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

NOTICE OF

SUBSTITUTE

TRUSTEE SALE:

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on March 04, 2025 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF

The place of the sale shall be: On the north side of the George Allen

3002 Rochester St



4833467

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2025 JAN 30 AM 11:38

FILED

SALE: 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 in DALLAS County, Texas or as designated by the County Commissioners.

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 09/11/2023 and recorded under Volume, Page or Clerk's File No. DOC# 202300184929 in the real property records of Dallas County Texas, with AMPLE COMMERCIAL CAPITAL LLC as Grantor(s) and CAPITAL FUND I, LLC ISAOA as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by AMPLE COMMERCIAL CAPITAL LLC securing the payment of the indebtedness in the original principal amount of \$165,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by AMPLE COMMERCIAL CAPITAL LLC. CAPITAL FUND REIT, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE
SERVICING
INFORMATION:**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC
c/o CAPITAL FUND I, LLC
14555 N SCOTTSDALE ROAD SUITE #200
SCOTTSDALE, AZ 85254

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: A TRACT OF LAND SITUATED IN THE SOLOMAN SILKWOOD SURVEY, ABSTRACT NO. 1345, DALLAS COUNTY, TEXAS, BEING PART OF CITY BLOCK 7070, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF ROCHESTER STREET, A (50' R.O.W.), SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT, BY DEED RECORDED IN INSTRUMENT NO. 201700338125, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JENNIFER VEGA ALMAGUER, BY DEED RECORDED IN INSTRUMENT NO. 202000080251, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A 1/2" CAPPED IRON ROD FOUND FOR CORNER,

THENCE, EAST, WITH THE SAID SOUTH LINE OF ROCHESTER STREET, A DISTANCE OF 33.30 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RUTH HARDEMON, BY DEED RECORDED IN VOLUME 71142, PAGE 250, DEED RECORDS, DALLAS COUNTY, TEXAS, A 1/2" CAPPED IRON ROD SET FOR CORNER,

THENCE, SOUTH 00 DEG. 56 MIN. 02 SEC. WEST, WITH THE WEST LINE OF SAID HARDEMON TRACT, A DISTANCE OF 127.50 FEET TO A POINT IN THE NORTH LINE OF CITY OF DALLAS SOUTHEAST OPERATIONS CENTER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID HARDEMON TRACT, A 1/2" CAPPED IRON ROD SET FOR CORNER,

THENCE, WEST, WITH THE NORTH LINE OF SAID CITY OF DALLAS SOUTHEAST OPERATIONS CENTER, A DISTANCE OF 33.30 FEET TO THE SOUTHEAST CORNER OF SAID DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT, A 1/2" CAPPED IRON ROD FOUND FOR CORNER,

THENCE NORTH 00 DEG. 56 MIN. 02 SEC. EAST, WITH THE EAST LINE OF SAID DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT, A DISTANCE OF 127.50 FEET TO THE PLACE OF BEGINNING. (the "Property")

**REPORTED
PROPERTY ADDRESS:** 3002 Rochester St, DALLAS, TX 75215

3002 Rochester St

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).


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

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.

Signed on the 23 day of February, 2015.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC


Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

✓ Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Dallas County Clerk and caused to be posted at the Dallas County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

TB

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

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT
OF SUBSTITUTE
TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE
TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on March 04, 2025 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF

The place of the sale shall be: On the north side of the George Allen



4833867

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2025 JAN 30 AM 11:38

FILED

SALE: 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 in DALLAS County, Texas or as designated by the County Commissioners.

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 02/29/2024 and recorded under Volume, Page or Clerk's File No. DOC# 202400048697 in the real property records of Dallas County Texas, with TSALACH REALTY INVESTMENTS IV LLC as Grantor(s) and CAPITAL FUND I, LLC ISAOA as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by TSALACH REALTY INVESTMENTS IV LLC securing the payment of the indebtedness in the original principal amount of \$140,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by TSALACH REALTY INVESTMENTS IV LLC. CAPITAL FUND REIT, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC
c/o CAPITAL FUND I, LLC
14555 N SCOTTSDALE ROAD SUITE #200
SCOTTSDALE, AZ 85254

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:

LOT 20, BLOCK 8621, BERRIES ACRES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 69238, PAGE 1695, MAP RECORDS, DALLAS COUNTY, TEXAS (the

"Property")

REPORTED

PROPERTY 4338 VANDERVORT DR, DALLAS, TX 75216

ADDRESS:

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages

resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

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

Signed on the 25 day of July, 2025

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Dallas County Clerk and caused to be posted at the Dallas County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: SITUATED IN DALLAS COUNTY, TEXAS, AND BEING UNIT 802 IN BUILDING H, PLUS AN UNDIVIDED 1.0856 PERCENT INTEREST IN THE COMMON ELEMENTS AS MORE FULLY DESCRIBED IN THE CONDOMINIUM DECLARATION OF GLEN OAKS TOWNHOMES, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, TEXAS, ACCORDING TO THE DECLARATION THEREOF RECORDED IN VOLUME 81192, PAGE 849 OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, WITH ANY AND ALL AMENDMENTS OR SUPPLEMENTS THERETO.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/15/2000 and recorded in Document 1137318 real property records of Dallas County, Texas.

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

Date: 03/04/2025

Time: 01:00 PM

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

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

5. **Obligations Secured.** The Deed of Trust executed by MICHAEL QUILDON, provides that it secures the payment of the indebtedness in the original principal amount of \$78,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BOKF, N.A. is the current mortgagee of the note and deed of trust and BANK OF OKLAHOMA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BOKF, N.A. c/o BANK OF OKLAHOMA, N.A., 6242 East 41st Street, Tulsa, OK 74135 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1/23/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

FILED
2025 JAN 23 PM 1:10
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 20, BLOCK 31/8196 OF RICHARDSON HEIGHTS ESTATES WEST, THIRD SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 876, PAGE 962, MAP RECORDS, DALLAS COUNTY, TEXAS. COMMONLY KNOWN AS 7862 LA VERDURA DR, DALLAS, TX 75248.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/04/2021 and recorded in Document 202100371447 real property records of Dallas County, Texas.

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

Date: 03/04/2025

Time: 01:00 PM

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

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

5. Obligations Secured. The Deed of Trust executed by PELICAN WATERS HOLDINGS, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$737,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1/23/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

2025 JAN 23 PM 1:09
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT TWENTY-ONE (21) IN BLOCK SEVENTEEN (17/6584) OF GASTON PARK, SECOND SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 225, MAP RECORDS OF DALLAS COUNTY, TEXAS.

BEING THE SAME PROPERTY CONVEYED TO SALVADOR SOUTH GOSMAN AND SPOUSE, LUPITA G. GOSMAN BY DEED FROM THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA RECORDED 02/19/1992 IN DEED BOOK 92034 PAGE 3137, IN THE REGISTER'S OFFICE OF DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/16/2014 and recorded in Document 201400250190 real property records of Dallas County, Texas.

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

Date: 03/04/2025

Time: 01:00 PM

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

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

5. Obligations Secured. The Deed of Trust executed by SALVADOR S. GOSMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$120,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Carrington Mortgage Services LLC obtained a Order from the 44th District Court of Dallas County on 12/11/2024 under Cause No. DC-24-18735. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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

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

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

2025 JAN 23 PM 1:09
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

FILED

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1/23/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: ALL THAT CERTAIN PARCEL OF LAND SITUATED IN TARRANT COUNTY, STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS:

BEING SITUATED IN THE COUNTY OF DALLAS, STATE OF TEXAS, AND BEING LOT 4 IN BLOCK B/6227 OF PIEDMONT ADDITION NO. 5 AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 25, PAGE 143 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/23/2009 and recorded in Document 200900059338 real property records of Dallas County, Texas.

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

Date: 03/04/2025

Time: 01:00 PM

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

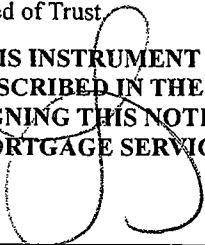
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of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

5. *Obligations Secured.* The Deed of Trust executed by SALLY ANN ROBERTS AND WILLIE L. CLOUD, provides that it secures the payment of the indebtedness in the original principal amount of \$134,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Assets Management, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Mortgage Assets Management, LLC obtained a Order from the 101st District Court of Dallas County on 12/30/2024 under Cause No. DC-24-17570. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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


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FILED
2025 JAN 23 PM 1:09
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____
FEPITY