

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on JUNE 25, 2019, FILBERTO LUJANO PINEDA and XOCHITL MONROY VEGA, executed a Deed of Trust conveying to MICHAEL H. PATTERSON, Trustee, the Real Estate hereinafter described, to secure HISLAND CORP, a Texas corporation, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 201900164078 of the Deed of Trust Records of Dallas County, Texas; and


WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 4th day of MARCH, 2025, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 4, BLOCK 9/3451, OF SUNSET HILL ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 318, MAP RECORDS, DALLAS COUNTY, TEXAS. ALSO KNOWN AS 606 HOLLYWOOD AVENUE, DALLAS, TEXAS.

WITNESS MY HAND, this 6 day of FEBRUARY, 2025.


DARRIN W. STANTON, Substitute Trustee

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

2025 FEB - 6 - PM 2:02

FILED

FILED

2025 FEB -6 PM 12:18

NOTICE OF TRUSTEE'S SALE

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 duty military service to the sender of this notice immediately.

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

DATE OF SALE: Tuesday, the 4th day of March, 2025.

TIME OF SALE: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale will commence is 10:00 a.m., and the sale will commence no later than 12:59 p.m.

PLACE OF SALE: George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, at the area at the George Allen Courts Building designated by the Commissioner's Court, Dallas County, Texas, where the foreclosures are to take place, such area is on the North Side of the Building facing 600 Commerce Street below the overhang.

INFORMATION REGARDING THE LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Declaration of Ross Ave Heights Condominium, recorded under Document No. 201700133407 in the Official Public Records of Dallas County, Texas, (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

INDEBTEDNESS SECURED: Pursuant to the *Declaration of Ross Ave Heights Condominium*, recorded under Document No. 201700133407 in the Official Public Records of Dallas County, Texas, (the "Declaration"), Ross Ave Heights Condominium Association, Inc. (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of Ross Ave Heights Condominium Association, Inc. (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

APPOINTMENT OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Trustee

DATE: May 2, 2024.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Christine Applegate, and/or John Brillian, and/or Cal Dunagan, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in Ross Ave Heights Condominium Association, Inc. (the "Project") and is subject to the Declaration of Ross Ave Heights Condominium, (the "Declaration").

Jeremy F. Pinckney, Esq., as Trustee of The Forever Prosper Revocable Living Trust ("Debtor") is the owner of the Property pursuant to a Special Warranty Deed with Vendor's Lien recorded at Document No. 201900245214, Official Public Records, Dallas County, Texas;

The Declaration establishes Ross Ave Heights Condominium Association, Inc. (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

The Declaration and/or the Texas Uniform Condominium Act creates an express contractual lien on each condominium unit in the Project to secure the payment of any due but unpaid Assessments owed by any unit owner (the "Lien") and authorizes the Association to enforce such Lien through nonjudicial foreclosure;

The Declaration and/or the Texas Uniform Condominium Act provides that by accepting a deed to his or her condominium unit, such owner shall be deemed to have expressly granted to the Association a power of sale upon his or her unit to secure payment of the Assessments thereafter imposed upon such owner and without other formality than executing an instrument in writing, the Association shall have the right to appoint a successor or trustee to exercise the power of sale;

Debtor has failed to pay the Assessments imposed by the Association;

The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Greg Garza, and/or Christine Applegate, and/or John Brillian, and/or Cal Dunagan, act as trustee pursuant to the Appointment of Trustee, sell the Property, and apply the proceeds of such sale in accordance with the provisions of the Declaration. Pursuant to section 51.009 of the Texas Property Code, the sale of the Property will be AS IS condition, without any express or implied warranties, and subject to any prior encumbrances to title filed of record and/or expressly set forth in the Declaration.

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the

terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases, and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Dallas County, Texas, or by an on-the-ground inspection of the Property.

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute 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.

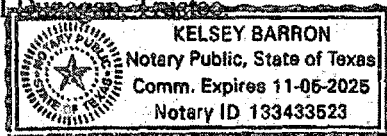
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish to obtain more information regarding your rights as a debtor, please visit: <https://www.consumerfinance.gov/>. Additionally, should you dispute all or any part of the sums set forth above please email debtverification@caglepugh.com.

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 10th day of January, 2025.

Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Christine Applegate, and/or John Brillian, and/or Cal Dunagan, any to act as Trustee

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 10th day of January, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Christine Applegate, and/or John Brillian, and/or Cal Dunagan, Trustee



K. Barron
Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:

Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Christine Applegate, and/or John Brillian, and/or Cal Dunagan, any to act as trustee

CAGLE PUGH
4301 Westbank Drive, Building A, Suite 150,
Austin, Texas 78746

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 3200 ROSS AVENUE, UNIT 34, DALLAS, TEXAS 75204.

UNIT NO(S). 34, BUILDING 5 OF ROSS AVE HEIGHTS, A CONDOMINIUM IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION FILED JANUARY 31, 2017, AND RECORDED IN DOCUMENT 201700028981 AS AMENDED, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS.

FILED

2025 FEB -6 AM 11:55

7354 CAVE ROAD
DALLAS, TX 75249

00000010358273

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE 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 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 February 26, 2007 and recorded in Document INSTRUMENT NO. 20070088318 real property records of DALLAS County, Texas, with KEVIN YOUNG, A MARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KEVIN YOUNG, A MARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$51,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST SERIES 2007-1 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.

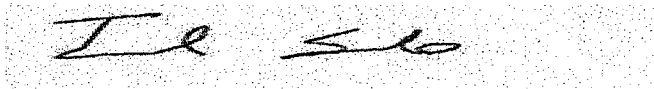
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034



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 JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY 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 2/6/25 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: 2/6/25

7354 CAVE ROAD
DALLAS, TX 75249

00000010358273

00000010358273

DALLAS

EXHIBIT "A"

BEING LOT 15, IN BLOCK C/8606, OF THE WOODS, ELEVENTH SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 78206, PAGE 13, MAP RECORDS OF DALLAS COUNTY, TEXAS.

FILED

2025 FEB -6 AM 11:55

9303 TRAIL HILL DRIVE
DALLAS, TX 75238

0000010342996

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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 29, 2013 and recorded in Document INSTRUMENT NO. 201300106629 real property records of DALLAS County, Texas, with REGAN M RUSSELL A MARRIED WOMAN AND KENT MCCAWLEY AND JOHN J RUSSELL A MARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by REGAN M RUSSELL A MARRIED WOMAN AND KENT MCCAWLEY AND JOHN J RUSSELL A MARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$335,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC 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.

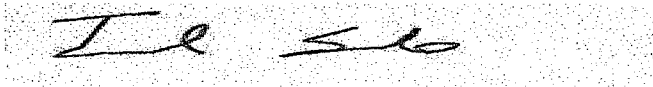
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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.

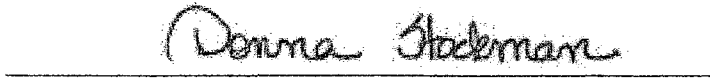
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY 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 2/6/25 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: 2/6/25

9303 TRAIL HILL DRIVE
DALLAS, TX 75238

0000010342996

0000010342996

DALLAS

EXHIBIT "A"

BEING LOT 21, IN BLOCK F/8111, OF ROYAL HIGHLANDS ADDITION NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 72115, PAGE 427, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

FILED

2025 FEB -6 AM 11:55

918 LOCAL VISTA DRIVE
DALLAS, TX 75217

0000009845645

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE DEPUT

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 June 11, 2005 and recorded in Document CLERK'S FILE NO. 3401741 (VOLUME 2005121, PAGE 7751) real property records of DALLAS County, Texas, with LUIS MENDOZA AND WIFE ALMA MENDOZA, grantor(s) and AAMES FUNDING CORPORATION DBA AAMES HOME LOAN, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LUIS MENDOZA AND WIFE ALMA MENDOZA, securing the payment of the indebtednesses in the original principal amount of \$52,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2021-RP1 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

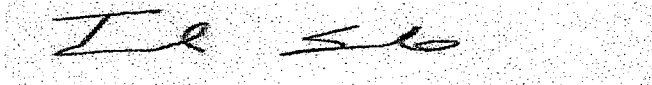


918 LOCAL VISTA DRIVE
DALLAS, TX 75217

0000009845645

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 2/6/25 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: 2/6/25

EXHIBIT "A"

BEING A TRACT OF LAND OUT OF THE B.F. BETHURUM SURVEY, ABSTRACT NO. 72, DALLAS COUNTY, TEXAS, AND BEING A PART OF A 31.55 ACRE TRACT OF LAND CONVEYED BY ELIZA HORTON ET AL, TO CLARENCE L. KISSELL AND CARL C. KISSELL, BY DEED DATED DECEMBER 3, 1952, RECORDED IN VOLUME 3771, PAGE 575, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING LOT 6, BLOCK 7843 OF KISSELL'S PRAIRIE CREEK HEIGHTS, AN UNRECORDED PLAT AND AN ADDITION TO THE CITY OF DALLAS, AS SHOWN BY COUNTY BLOCK MAP, DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER, WHICH IS 320 FEET SOUTH 00 DEGREES 54 MINUTES 00 SECONDS EAST OF THE NORTHEAST CORNER OF THE KISSELL TRACT;

THENCE SOUTH 00 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88 DEGREES 27 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A 1" IRON ROD FOUND FOR CORNER;

THENCE, NORTH 02 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 74.65 FEET TO A 3" FENCE POST FOUND FOR CORNER;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 145.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.246 ACRES OF LAND, MORE OR LESS.

FILED

2025 FEB -6 AM 11:55

3021 EL TOVAR AVENUE
DALLAS, TX 75233

00000010316156

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE DALLAS COUNTY

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 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 October 01, 2004 and recorded in Document INSTRUMENT NO. 3086749; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 201800051658 real property records of DALLAS County, Texas, with CHARLES M VAN AUKEN AND SANDRA W VAN AUKEN HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES M VAN AUKEN AND SANDRA W VAN AUKEN HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$111,746.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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.

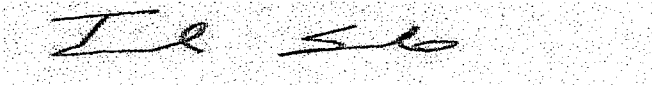
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c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



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 JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY 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 2/6/25 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: 2/6/25

3021 EL TOVAR AVENUE
DALLAS, TX 75233

00000010316156

00000010316156

DALLAS

EXHIBIT "A"

LOT 27, BLOCK A/6979 OF PARKWAY ESTATES NO. 2 ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 135, MAP RECORDS, DALLAS COUNTY, TEXAS.

1937 BODINE LN
DALLAS, TX 75217

0000009403767

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 June 19, 2013 and recorded in Document CLERK'S FILE NO. 201300198948 real property records of DALLAS County, Texas, with MARINO BRIONES, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARINO BRIONES, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$92,980.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust 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. SELENE FINANCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SELENE FINANCE
3501 OLYMPUS BLVD
5TH FLOOR, SUITE 500
DALLAS, TX 75019

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
REPUTY

2025 FEB - 6 AM 11: 54

FILED

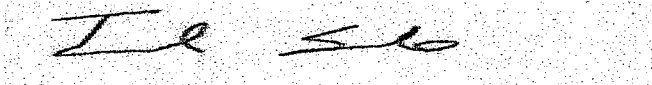


1937 BODINE LN
DALLAS, TX 75217

0000009403767

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 2/6/25 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: 2/6/25

1937 BODINE LN
DALLAS, TX 75217

0000009403767

0000009403767

DALLAS

EXHIBIT "A"

BEING LOT 50, BLOCK A/6230, OF BRUTON RIDGE ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2001056, PAGE 13, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 15th day of APRIL, 2021, JESSICA A. NAVA executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure HANSEUL VENTURES, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2021-202100115765, of the Deed of Trust records of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 4th day of MARCH, 2025, between ten o'clock a.m. and one o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courthouse, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

SEE ATTACHED EXHIBIT "A"

ALSO KNOWN AS 426 PECAN DRIVE, DALLAS, TEXAS.

WITNESS MY HAND, the 6 day of February, 2025.


DARRIN W. STANTON

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2025 FEB -6 PM 2:03

FILED

Exhibit "A"

Legal Description of land:

All that certain lot, tract, or parcel of land lying and being situate in the County of Dallas, State of Texas, being the middle part of Lot 13 in Block 6/7679 of Meadowmere Addition #3, an addition to the City of Dallas according to the map thereof in Vol. 6, Page 203, Map Records of Dallas County, Texas, and described by metes and bounds as follows:

Beginning at a point in the East line of Pecan Road 30 feet North of the Southwest corner of said Lot 13 in said Block;

Thence North with the East line of Pecan Road 33 for stake for corner;

Thence East parallel with the South line of said Lot 13 to a point on the Northeast line of Lot 13 in said block;

Thence Southeast with the said Northeast line of said Lot 13 to a point therein which is 39 feet North of the Southeast corner of said Lot 13 in said block;

Thence West parallel with the South line of said Lot 13 to a stake in the East line of Pecan Road, the place of beginning.

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on March 15, 2017, GABRIEL A. MOLINA, executed a Deed of Trust conveying to JOHN D'SILVA, Trustee, the Real Estate hereinafter described, to secure MELANIE D'SILVA, MANAGER OF "MELJO IRA, LLC" in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 201700076066, of the Deed of Trust Records of Dallas County, Texas; and

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

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN **That on Tuesday, the 4^H day of MARCH, 2025, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

BEING LOT 55, OF THIRD INSTALLMENT OF GLENDALE ADDITION SITUATED IN CITY BLOCK E/6008 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY DEED RECORDED IN VOLUME 90019, PAGE 1358 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO AS SHOWN BY DEED RECORDED IN VOLUME 90019, PAGE 1361 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND MORE COMMONLY ADDRESSED AS 4503 MALDEN LANE, DALLAS, DALLAS COUNTY, TEXAS.

WITNESS MY HAND, this 6 day of February, 2025.


DARRIN W. STANTON

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2025 FEB - 6 PM 2:03

FILED

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on NOVEMBER 28, 2023, RAW EQUITY GROUP, LLC, executed a Deed of Trust conveying to PAUL MUNDHEIM, Trustee, the Real Estate hereinafter described, to secure BOSSE LENDING, LLC, a Texas Limited Liability Company, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 202300241336, of the Deed of Trust Records of Dallas County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

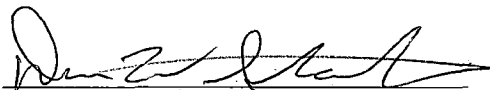
NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 4TH day of MARCH, 2025, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 21, BLOCK F/6436, OF ROYAL HILLS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 33, PAGE 227, MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN 11023 MARSH LANE, DALLAS, TEXAS.

WITNESS MY HAND, this 6 day of FEBRUARY, 2025.

Substitute Trustee



DARRIN W. STANTON
SHELLEY ORTOLANI

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2025 FEB - 6 PM 2:03

FILED

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on June 2, 2021, NANCY V. DOMINGUEZ FERNANDEZ, executed a Deed of Trust conveying to MICHAEL H. PATTERSON, Trustee, the Real Estate hereinafter described, to secure "MELJO IRA, LLC" in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 202100165322, of the Deed of Trust Records of Dallas County, Texas; and

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

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 4^H day of MARCH, 2025, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 14 OF ENGLISH PLACE ADDITION, SECOND INSTALLMENT SITUATED IN CITY BLOCK B/1696 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AS SHOWN BY DEED RECORDED IN VOLUME 78149 PAGE 2650 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND MORE COMMONLY ADDRESSED AS 2703 BURGER AVENUE, DALLAS, DALLAS COUNTY, TEXAS.

WITNESS MY HAND, this 6 day of February, 2025.


DARRIN W. STANTON

BY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
2025 FEB - 6 PM 2: 02

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **Joe Marcus Ramirez** dated February 6, 2023, and duly filed for record on February 8, 2023, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's **Instrument No. 202300022721** of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

BEING the South one-half (1/2) of Lot Three (3), in Block "C" of Montrose addition to the City of Dallas, Texas, according to the map or plat thereof recorded in Volume 1, Page 108 of the Map Records of Dallas County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

- 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, or**
- Jeff Benton**

FILED

2025 FEB 10 PM 12:19

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed



of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

MARCH 4, 2025

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:

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

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or re-filing may be after the date originally scheduled for this sale.

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 described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

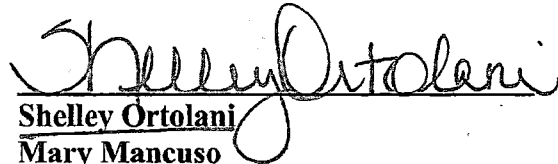
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF

ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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.



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, or

Jeff Benton

Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

NOTICE OF SUBSTITUTE TRUSTEE'S 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 OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 123940-TX

Date: February 5, 2025

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: MARINA VILLALOBOS VASQUEZ, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SOUTHWEST FUNDING, LP, A TEXAS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: SELENE FINANCE, LP

MORTGAGE SERVICER: Selene Finance

DEED OF TRUST DATED 7/23/2018, RECORDING INFORMATION: Recorded on 7/25/2018, as Instrument No. 201800198543

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT 1, IN BLOCK B/6228, OF BRUTON TERRACE NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 23, PAGE 141, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/4/2025, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

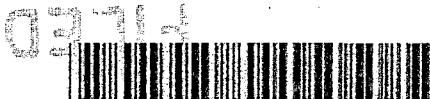
Selene Finance is acting as the Mortgage Servicer for SELENE FINANCE, LP who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Selene Finance, as Mortgage Servicer, is representing the Mortgagee, whose address is:

SELENE FINANCE, LP
c/o Selene Finance
Selene Finance LP
3501 Olympus Boulevard
5th Floor, Suite 500
Dallas, Texas 75019

BY _____
DALLAS COUNTY CLERK
JOHN E. WARREN

2025 FEB 10 PM 12:17

Page 1 of 2



4834633

AP NOS/SOT 08212019

Matter No.: 123940-TX

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, WESLEY FOWLER-WILLIAMS, AUCTION.COM, 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, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

NOTICE OF SUBSTITUTE TRUSTEE'S 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 OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 130224-TX

Date: February 6, 2025

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: BRANDY MORRISON, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 3/24/2023, RECORDING INFORMATION: Recorded on 3/27/2023, as Instrument No. 202300057872

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 16, BLOCK "E", OF CITY OF DALLAS BLOCK 8816, WELLINGTON FARMS, PHASE 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 202100372368, PLAT RECORDS OF DALLAS COUNTY, TEXAS**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/4/2025**, the foreclosure sale will be conducted in **Dallas** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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.



JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

FEB 10 PM 12:17

FILED

Matter No.: 130224-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE 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, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

BEING LOT 11, IN BLOCK 11/8196, OF RICHARDSON HEIGHTS ESTATES WEST, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 730, PAGE 2063, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated September 21, 2023 and recorded on September 26, 2023 as Instrument Number 202300197372 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information: March 04, 2025, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ITB ENTERPRISES INC secures the repayment of a Note dated September 21, 2023 in the amount of \$569,800.00. LHOME MORTGAGE TRUST 2023-RTL3, whose address is c/o Kiavi Funding, Inc., 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, is the current mortgagee of the Deed of Trust and Note and Kiavi Funding, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

BY _____
DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2025 FEB 10 PM 12:17



4834650

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Jane Kline, Chasity Lewallen, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Jane Kline, Chasity Lewallen, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 FEB 10 PM 2:22

Effective Date: February 6, 2025

Deed of Trust:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Date: May 12, 2023

Grantor: GRAYSTONE DRIVE, LLC, a Texas limited liability company

Grantor's County: Dallas County, Texas

Beneficiary: THE MINT NATIONAL BANK, N.A., a national banking association

Trustee: David Bubier

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

Recorded in: Document number 202300095562 in the Official Public Records of Dallas County, Texas

Property to be sold: See Attached Exhibit A Legal Description

and all other property, tangible and intangible described in the Deed of Trust. The interests in the property being sold are limited to those expressly warranted by the Grantor in the Deed of Trust subject to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

Date of sale of Property: March 4, 2025

Earliest time sale will begin: 10:00 am or no later than three (3) hours thereafter.

Place of Sale of Property (including county):

The area outside on the northside of the George Allen Courts Building facing Commerce Street below the overhang, or, if the preceding area(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court pursuant to Texas Property Code Section 51.002.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust.

The Property is being sold in an "AS-IS, WHERE-IS" basis. **BENEFICIARY HAS REASON TO BELIEVE THAT THE PROPERTY HAD BEEN, AND MAY STILL BE, OPERATED AS A STATE LICENSED ASSISTED LIVING FACILITY, AND MAY BE OCCUPIED BY PEOPLE IN NEED OF ASSISTED LIVING FACILITIES. THE LICENSE IS NOT BEING SOLD HEREUNDER. ANY PROSPECTIVE BUYER SHOULD INVESTIGATE FURTHER.**

NOTICE: The Property made the subject of this foreclosure was being used as a licensed assisted living facility, and residents may still be present. For further questions, contact:

Stephanie Allred, PhD
Deputy Associate Commissioner, Licensing, Policy, and Training
Long-Term Care Regulation
HHSC Regulatory Services
701 W 51st Street, Mail Code E-335
Austin, TX 78751
Stephanie.allred@hhs.texas.gov
512-931-9514 (cell)"

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.



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
9130 Jollyville Rd., Ste 100-21
Austin, Texas 78759

EXHIBIT A

Lot 7, in Block N/8200 of Highlands of McKamy an Addition to the City of Dallas, Dallas County, Texas, according to the Map/Plat thereof recorded in Volume 76047, Page 1562, of the Map Records, of Dallas County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 7, 2025

NOTE: Real Estate Note described as follows:

Date: August 9, 2023
Maker: Wildcat Lending Fund One, LP
Payee: Hispano Financial Group LLC
Original Principal Amount: \$234,000.00

DEED OF TRUST:

Date: August 9, 2023
Grantor: Hispano Financial Group LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202300161311 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Hispano Financial Group LLC

PROPERTY: The real property described as follows:

Lot 1, Block 11/6038, THIRD SECTION, KIESTWOOD ESTATES, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 29, Page 69, of the Map Records of Dallas County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

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
4600 Fuller Ave., Suite 400
Irving, Texas 75038

FILED
2025 FEB 10 PM 12:16
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ REPUTY



4834736

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

Date: March 4, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S 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.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas 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.

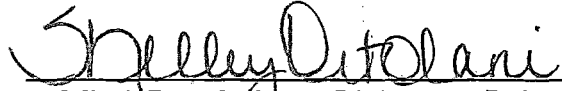
RECITALS

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

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of February 7, 2025.



T. Micah Dortch/Lance Livingston, Luisa Ulluela,
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

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 7, 2025

NOTE: Real Estate Note described as follows:

Date: June 29, 2023
Maker: Wildcat Lending Fund One, LP
Payee: Steel Works Solutions LLC
Original Principal Amount: \$274,000.00

DEED OF TRUST:

Date: June 29, 2023
Grantor: Steel Works Solutions LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202300174240 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Steel Works Solutions LLC

PROPERTY: The real property described as follows:

Being the northeast five (5) feet of Lot 4, all of Lot 5 and the southwest five (5) feet of Lot 6, Block 15/1289, EDGEWOOD, an addition in the City of Dallas, Dallas County, Texas, according to Plat thereof, recorded in Volume 1, Pae 358, Map Records, Dallas County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

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
4600 Fuller Ave., Suite 400
Irving, Texas 75038

FILED
2025 FEB 10 PM 12:16
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
REPUTY



4834737

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

Date: March 4, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S 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.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas 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.

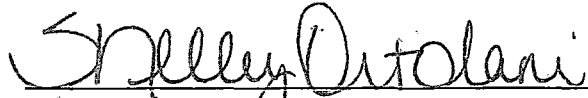
RECITALS

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

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of February 7, 2025.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
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

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 7, 2025

NOTE: Real Estate Note described as follows:

Date: September 15, 2023
Maker: Wildcat Lending Fund One, LP
Payee: Activo Properties LLC
Original Principal Amount: \$338,100.00

DEED OF TRUST:

Date: September 15, 2023
Grantor: Activo Properties LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202300191052 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Activo Properties LLC

PROPERTY: The real property described as follows:

Lot 4, Block D/7393 of CRESTVIEW EAST ADDITION NUMBER 3, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 119, Page 2282, Map Records, Dallas County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

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
4600 Fuller Ave., Suite 400
Irving, Texas 75038

2025 FEB 10 PM 12:16
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED



4834739

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

Date: March 4, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S 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.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas 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.

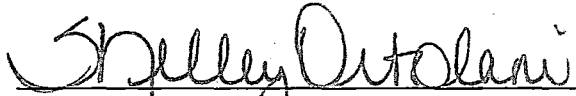
RECITALS

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

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of February 7, 2025.

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

T. Micah Dortch, Lance Livingston, Luisa Ulluela,
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

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 7, 2025

NOTE: Real Estate Note described as follows:

Date: October 2, 2023
Maker: Wildcat Lending Fund One, LP
Payee: Tameka K. Davis and Myer L. Johnson
Original Principal Amount: \$141,300.00

DEED OF TRUST:

Date: October 2, 2023
Grantor: Tameka K. Davis and Myer L. Johnson
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202300218412 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Tameka K. Davis and Myer L. Johnson

PROPERTY: The real property described as follows:

Lot 15, Block D, of the Great Oaks Addition, a Subdivision of Block 1768 of the City of Dallas, according to the Map thereof recorded in Volume 2, Page 227 of the Map Records of Dallas County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

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
4600 Fuller Ave., Suite 400
Irving, Texas 75038

FILED
2025 FEB 10 PM 12:16
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY



4834740

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

Date: March 4, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S 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.

NOTICE

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RECITALS

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

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of February 7, 2025.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
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

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 7, 2025

NOTE: Real Estate Note described as follows:

Date: February 9, 2024
Maker: Wildcat Lending Fund One, LP
Payee: Southern Regional Investments, LLC
Original Principal Amount: \$348,600.00

BY _____ COUNTY CLERK
DALLAS COUNTY

2025 FEB 10 PM 12:16

FILED

DEED OF TRUST:

Date: February 9, 2024
Grantor: Southern Regional Investments, LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202400032881 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Southern Regional Investments, LLC

PROPERTY: The real property described as follows:

Lot 13, Block 15, SIXTH SECTION, FIRST INSTALLMENT, BUCKNER TERRACE ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 68185, Page 2214, of the Map Records of Dallas County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

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
4600 Fuller Ave., Suite 400
Irving, Texas 75038



4834744

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

Date: March 4, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S 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.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas 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.

RECITALS

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

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of February 7, 2025.

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

T. Micah Dortch, Lance Livingston, Luisa Ulluela,
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

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093