

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** February 7, 2025

**NOTE:** Real Estate Note described as follows:

Date: July 1, 2024  
Maker: Wildcat Lending Fund One, LP  
Payee: Luxury Conversion Group LLC  
Original Principal Amount: \$607,000.00

BY \_\_\_\_\_ DEPUTY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2025 FEB 10 PM 12:16

FILED

**DEED OF TRUST:**

Date: July 1, 2024  
Grantor: Luxury Conversion Group LLC  
Trustee: Michael E. Gillman  
Beneficiary: Wildcat Lending Fund One, LP  
Recorded: Doc. No. 202400136710 in the real property records of Dallas County, Texas

**LENDER:** Wildcat Lending Fund One, LP

**BORROWER:** Luxury Conversion Group LLC

**PROPERTY:** The real property described as follows:

Lot 20, Block A/5440, of UNIVERSITY MANOR ADDITION, an addition to the City of Dallas, Texas, according to the map or plat thereof recorded in Volume 26, Page 5, 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



4834746

**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 12, 2023  
Maker: Wildcat Lending Fund One, LP  
Payee: Ayelech A. Mackey  
Original Principal Amount: \$155,000.00

BY \_\_\_\_\_ DEPUTY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2025 FEB 10 PM 12:16

FILED

**DEED OF TRUST:**

Date: October 12, 2023  
Grantor: Ayelech A. Mackey  
Trustee: Michael E. Gillman  
Beneficiary: Wildcat Lending Fund One, LP  
Recorded: Doc. No. 202300214718 in the real property records of Dallas County, Texas

**LENDER:** Wildcat Lending Fund One, LP

**BORROWER:** Ayelech A. Mackey

**PROPERTY:** The real property described as follows:

Lot 15 in Block A/6673 of Homeplace Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 15, Page 273, 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



4834748

**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 Commissioners 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. Micalh 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

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

Date: February 6, 2025

Substitute Trustee: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon,  
Jane Kline, Payton Hreha or Chasity Lewallen

Mortgagee: Parker Real Estate Investments, LLC

Mortgagee's Address: 7902 Valcour Drive, Amarillo, Texas 79119

Note: Note dated January 24, 2018, in the amount of \$171,855.00

Deed of Trust:

Date: January 24, 2018

Grantor: Jose A Miranda

Mortgagee: Parker Real Estate Investments, LLC

Recording Information: Recorded in Document No. 201800026683, dated January 30, 2018

Property (including any improvements): Lot 25, Block K/8611, of the Mountain Creek Meadows Addition 1, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 87240, Page 3287, of the Map Records of Dallas County, Texas; more commonly known as 6436 Knoll Ridge Dr., Dallas, Texas.

County: Dallas

Date of Sale: March 4, 2025

Time of Sale: 10am-1pm

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

BY \_\_\_\_\_  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

2025 FEB 10 PM 12:16

FILED


In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on March 4, 2025, between 10am and 1pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
\_\_\_\_\_  
Jason Nava, Servicing Specialist I  
Asset Mitigation and Loss  
SecureNet Loan Services, LLC  
Mortgage Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED \_\_\_\_\_

\_\_\_\_\_  
NAME

\_\_\_\_\_  
AS SUBSTITUTE TRUSTEE



FILED

2025 FEB 10 PM 12:09

TRUSTEE'S NOTICE OF SALE

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

WHEREAS, On August 6, 2024, ZSFM Enterprises LLC executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to John Davenport, Trustee, the real estate hereinafter described to secure Ceasons Holdings, LLC in the payment of the debt described in said Deed of Trust and filed for record in the Real Property Records of Dallas County, Texas, under Clerk's File No. 202400158857; and

WHEREAS, there has been a default in the payment of the note described in said Deed of Trust; and Ceasons Holdings, LLC, the Note has been accelerated, and the beneficiary and owner of the aforesaid note, has requested that I enforce the sale provisions of the Deed of Trust;

NOW, THEREFORE, I, John Davenport, Trustee, whose address is 16818 Dallas Parkway, Dallas, Texas 75248, hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder or bidders, for cash or cashier's check in form and substance acceptable to me at the base of the courthouse steps on the north side of the George Allen Courts Building facing Commerce Street below the overhang at 600 Commerce ST, Dallas, Texas, the area designated in Dallas County by the Dallas County Commissioners as the place in which to hold real property foreclosures sales in Dallas County, the county in which said property is located, between 1:00 p.m. and 4:00 p.m. on **Tuesday, March 4, 2025**; the real property so described in and covered by the aforesaid Deed of Trust and more particularly described as follows, to-wit:

Being Lot 10, in Block "E"/6450, of Bradford Estates No. 5, an Addition to the City of Dallas, Dallas, County, Texas according to the Map thereof recorded in Volume 371, Page 1225, of the Map Records of Dallas County, Texas located at 3022 Kinkaid, Dallas, Texas.

together with: (i) all buildings, structures and other improvements now or hereafter situated on the foregoing described real property; (ii) all fixtures, equipment, apparatus, appliances, furniture, furnishings and other items now or hereafter attached to, installed in or used in connection with the foregoing described real property or improvements or buildings thereon including but not limited to any and all partitions, ducts, shafts, pipes, radiators, conduits, wiring, window screens and shades, drapes, rugs and other floor coverings, motors, engines, boilers, stockers, pumps, dynamos, transformers, generators, fans, blowers, vents, switchboards, compressors, furnaces, cleaning systems, call and sprinkler systems, fire extinguishing apparatus, water system, sewage disposal system, heating, plumbing, laundry, incinerating, air conditioning and air cooling systems, water, gas and electric equipment, and building materials, supplies and construction equipment of all of kinds, all of which property and things are hereby declared to be permanent accessions to the foregoing described real property, (iii) all rights, titles and interests now owned or hereafter acquired by Grantor in and to all easements, streets, roads, highways, and rights-of-way adjacent or contiguous to the foregoing described real property, (iv) all tracts or parcels of land and any interests therein presently owned by Grantor and contiguous to the foregoing described real property, (v) any strips or gores between the Land and

abutting or adjacent properties; (vi) all water and water rights, timber, crops and mineral interests; and (vii) all rights, titles, interests, leases, privileges, hereditaments, appurtenances, estates, reversions and remainders owned or to be owned by Grantor in and to all or any portion of the foregoing described properties (all of the aforesaid being hereinafter sometimes called the "Property").

Lender has elected to proceed with foreclosure as to both personal property, fixtures, and real property in accordance with the rights with respect to real property pursuant to Bus. & Com. Code Section 9.04(a)(2) and (b)(2).

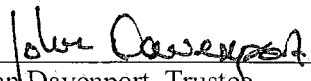
**The earliest the sale will take place is 1:00 p.m.**

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of the funds paid. Purchaser shall have no further recourse against the Trustee, Lender or Lender's attorney.

The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

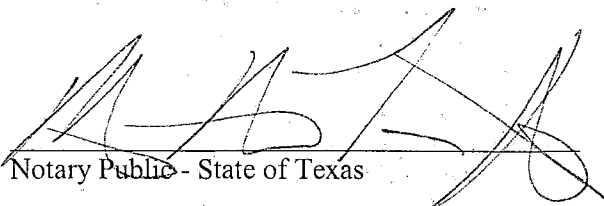
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

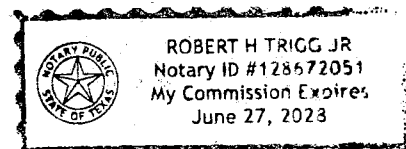
Signed this 7 day of February, 2025

  
\_\_\_\_\_  
John Davenport, Trustee

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF DALLAS    §

This instrument was acknowledged before me on the 7 day of February, 2025, by John Davenport in his capacity as Trustee.

  
\_\_\_\_\_  
Notary Public - State of Texas



FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2025 FEB 10 AM 10:54

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY UH DEPUTY

**WHEREAS**, by that certain Deed of Trust dated June 19, 2014, recorded as Instrument No. 201400159283 in the Official Real Property Records of Dallas County, Texas (the "Deed of Trust"), **MOORE'S DEVELOPMENT, INC**, conveyed to **GEORGE C. LAZAR, FOX JOHN'S LAZAR PEKIN & WEXLER, APC** (the "Trustee") certain real property therein described (the "Property") to secure payment of that certain Note (the "Note") described in said Deed of Trust; and

**WHEREAS, ENTERPRISE BANK & TRUST, A MISSOURI CHARTERED TRUST COMPANY WITH BANKING POWERS, SUCCESSOR IN INTEREST TO SEACOAST COMMERCE BANK** is the legal and equitable owner and holder of the Note (and all renewals and modifications thereof) and the Lender and Beneficiary of the Deed of Trust; and

**WHEREAS**, the indebtedness under the terms of the Note and Deed of Trust and all renewals and modifications thereof has been duly accelerated, and the entire unpaid principal balance and all accrued but unpaid interest owing thereunder is now wholly due and owing, and **ENTERPRISE BANK & TRUST, A MISSOURI CHARTERED TRUST COMPANY WITH BANKING POWERS, SUCCESSOR IN INTEREST TO SEACOAST COMMERCE BANK** has requested the Substitute Trustee to sell the Property in accordance with §51.002 of the Texas Property Code and the terms of the Deed of Trust in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust;

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, **March 4, 2025**, a Substitute Trustee will sell the Property where such sales are to take place, to wit:

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

The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except the Lender/Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The earliest time at which the sale will occur is **10:00 a.m.** The sale will begin at that time or not later than three (3) hours after that time.

The Deed of Trust permits the beneficiary to postpone, withdraw or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce 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.

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

The Property is more specifically described as follows:

SEE ATTACHED EXHIBIT "A".

Formal notice is hereby given that the sale noticed herein shall include the interest of Grantor in all improvements and fixtures and other property, and personal property, covered by (i) the Deed of Trust, and (ii) any other agreements or other documents executed in connection with or as security for the Note, Beneficiary having directed a Substitute Trustee to sell, and a Substitute Trustee hereby noticing the sale of, said fixtures and personalty, pursuant to the rights granted to the Beneficiary under Section 9.604(a)(2) of the Texas Business and Commerce Code

**EXCEPT FOR A WARRANTY OF TITLE GIVEN ON BEHALF OF GRANTOR, THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER THE BENEFICIARY NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY THE PURCHASER.**

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

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOU 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.**

EXECUTED on the 10<sup>th</sup> day of February 2025.

By: *Laura L. Worsham*  
Laura L. Worsham, Substitute Trustee

**Addresses for Substitute Trustees:**

Laura L. Worsham  
7557 Rambler Rd Suite 500  
Dallas, TX 75231

Ty J. Jones  
7557 Rambler Rd Suite 500  
Dallas, TX 75231

Kevin J. Allen  
7557 Rambler Rd Suite 500  
Dallas, TX 75231

**EXHIBIT "A"**

BEING all that certain lot, tract or parcel of land situated in the City of Dallas, Dallas County, Texas, and being part of Block 3B/8059 of Northeast Crossing Business Park, an Addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 84009, Page 4794 of the Map Records of Dallas County, Texas, and being known as that tract of land described a deed from Jan Paul Kruger et al, to John Beasley and George R. Schrader as recorded in Volume 85204, Page 2910, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a corner in the East line of Alder Circle (56' R.O.W.), said point being the Northwest corner of the above cited Beasley and Schrader tract and at the Southwest corner of a called 0.5309 acre tract described in a deed to Kruger as recorded in Volume 84069, Page 65, D.R.D.C.T.;

THENCE N 89 degrees 52 minutes 34 seconds E a distance of 185.00 feet to a cut "X" found for a corner on a concrete curb, said point being at the Northeast corner of said Beasley and Schrader tract and at the Southeast corner of said 0.5309 acre tract, said point also being in the East line of Block 3B/8059;

THENCE S 00 degrees 17 minutes 43 seconds E along the East line of Block 3B/8059 a distance of 125.00 feet to a 3/8" iron rod found for a corner on a concrete curb, said point being at the Southeast corner of said Beasley and Schrader tract and at the Northeast corner of a called 1.256 acre tract described in a deed to Shrimme as recorded in Volume 86239, Page 335, D.R.D.C.T.;

THENCE S 89 degrees 52 minutes 34 seconds W a distance of 185.02 feet to a 1/2" iron rod set for a corner in the East line of Alder Circle, said point being at the Southwest corner of said Beasley and Schrader tract and at the Northwest corner of said 1.256 acre tract;

THENCE N 00 degrees 17 minutes 10 seconds W along the East line of said Alder Circle, a distance of 125.00 feet to the POINT OF BEGINNING and containing 23,126 square feet or 0.53 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
06/25/2014 02:51:48 PM  
\$58.00



A handwritten signature in black ink, appearing to be "JFW".

201400159283

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 FEB 10 PM 3:22

THE STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

Notice is hereby given that:

WHEREAS, FOREST BEND, LLC, a Texas limited liability company (the “Grantor”) executed and delivered that certain Deed of Trust to Jeff Weaver, as Trustee, for the benefit of American Bank, N.A. (“Original Noteholder”), dated December 7, 2023, recorded as Instrument Number 202300249069 of the Real Property Records of Dallas County, Texas (the “Deed of Trust”), which Deed of Trust created liens on, among other property, the real property situated in the County of Dallas and State of Texas described on Exhibit “A” attached hereto and made a part hereof (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 that certain Promissory Note (the “Note”), dated of even date with the Deed of Trust, in the original maximum stated principal sum of \$6,200,000.00, executed by Grantor, among others, and payable to Original Noteholder (the Deed of Trust, the Note, any and all documents evidencing or securing 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, recorded as Instrument Number 202400159220 of the Real Property Records of Dallas County, Texas, Original Noteholder appointed Dewey B. Leggett and/or Tiffany L. Martin, as Substitute Trustee, pursuant to the terms and conditions of the Deed of Trust; and

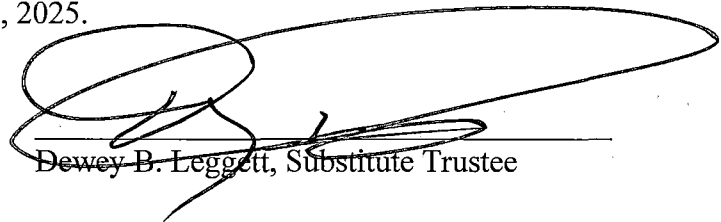
WHEREAS, all rights, titles, and interests in and to the Security Documents have been transferred to Ascend Partners, LLC (“Noteholder”), who is now the owner and holder of the Note, Deed of Trust, and other Security Documents; and

WHEREAS, default has occurred in performance of Grantor’s obligations to pay the Note held by Noteholder, and pursuant to the terms of the Deed of Trust, Noteholder, by reason of said default has requested and directed the Substitute Trustee to sell the Mortgaged Property

as provided in the Deed of Trust and the property described in any and all other Security Documents (collectively, the “**Property**”) to satisfy all or a portion of the indebtedness evidenced by the Note and secured by the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that Dewey B. Leggett and/or Tiffany L. Martin, 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 Property at public vendue to the highest bidder, for cash, at the North Side of the George Allen Courts Building Facing Commerce Street below the overhang, located at 600 Commerce Street, Dallas, Texas 75202 in 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 Mortgaged Property is situated, 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 such sale will occur and such sale will occur no later than three (3) hours thereafter) on the first Tuesday in March, that being March 4, 2025.

WITNESS my hand on February 6, 2025.

  
Dewey B. Leggett, Substitute Trustee

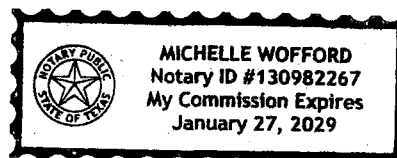
THE STATE OF TEXAS    §  
                                  §  
COUNTY OF COLLIN    §

This instrument was acknowledged before me on February 6, 2025 by Dewey B. Leggett, Substitute Trustee.

  
Notary Public, State of Texas

SUBSTITUTE TRUSTEES’ ADDRESS:

5700 Granite Parkway, Ste. 950  
Plano, Texas 75024





**Exhibit "A"**

**LAND DESCRIPTION**

**Property Address:** 4408 Forest Bend Drive, Dallas, Dallas County, Texas

Lot 1, Block 5/8396, of SCHREIBER MANOR - FIFTH INSTALLMENT, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 766, Page 1643, of the Map Records of Dallas County, Texas.

FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2025 FEB 10 PM 3:22

THE STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

Notice is hereby given that:

WHEREAS, TOPHILL, LLC, a Texas limited liability company (the “Grantor”) executed and delivered that certain Deed of Trust to Jeff Weaver, as Trustee, for the benefit of American Bank, N.A. (“Original Noteholder”), dated December 7, 2023, recorded as Instrument Number 202300249068 of the Real Property Records of Dallas County, Texas (the “Deed of Trust”), which Deed of Trust created liens on, among other property, the real property situated in the County of Dallas and State of Texas described on Exhibit “A” attached hereto and made a part hereof (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 that certain Promissory Note (the “Note”), dated of even date with the Deed of Trust, in the original maximum stated principal sum of \$6,200,000.00, executed by Grantor, among others, and payable to Original Noteholder (the Deed of Trust, the Note, any and all documents evidencing or securing 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, recorded as Instrument Number 202400159219 of the Real Property Records of Dallas County, Texas, Noteholder appointed Dewey B. Leggett and/or Tiffany L. Martin, as Substitute Trustee, pursuant to the terms and conditions of the Deed of Trust; and

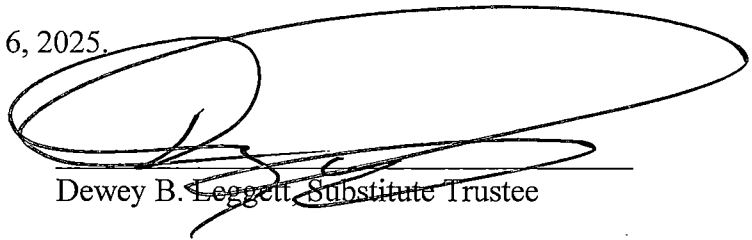
WHEREAS, all rights, titles, and interests in and to the Security Documents have been transferred to Ascend Partners, LLC (“Noteholder”), who is now the owner and holder of the Note, Deed of Trust, and other Security Documents; and

WHEREAS, default has occurred in performance of Grantor’s obligations to pay the Note held by Noteholder, and pursuant to the terms of the Deed of Trust, Noteholder, by reason of said default has requested and directed the Substitute Trustee to sell the Mortgaged Property

as provided in the Deed of Trust and the property described in any and all other Security Documents (collectively, the “**Property**”) to satisfy all or a portion of the indebtedness evidenced by the Note and secured by the Deed of Trust.

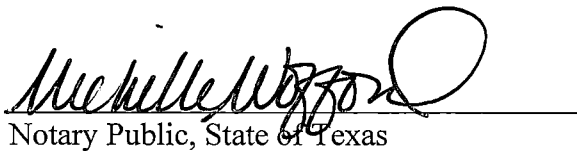
NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that Dewey B. Leggett and/or Tiffany L. Martin, Substitute Trustee as aforesaid, will accordingly, after due service and publication and filing of this Notice as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public vendue to the highest bidder, for cash, at the North Side of the George Allen Courts Building Facing Commerce Street below the overhang, located at 600 Commerce Street, Dallas, Texas 75202 in 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 Mortgaged Property is situated, 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 such sale will occur and such sale will occur no later than three (3) hours thereafter) on the first Tuesday in March, that being March 4, 2025.

WITNESS my hand on February 6, 2025.

  
Dewey B. Leggett, Substitute Trustee

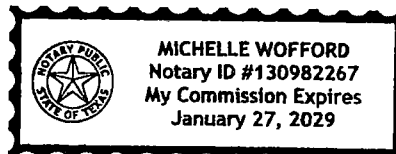
THE STATE OF TEXAS   §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on February 6, 2025 by Dewey B. Leggett, Substitute Trustee.

  
Notary Public, State of Texas

SUBSTITUTE TRUSTEES’ ADDRESS:

5700 Granite Parkway, Ste. 950  
Plano, Texas 75024



**Exhibit "A"**

**LAND DESCRIPTION**

**Property Address:** 7116 Tophill Circle, Dallas, Dallas County, Texas

Lot 11, in Block U/8188, of SEVENTH SECTION PRESTONWOOD ESTATES, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 71251, Page 1969, of the Map/Plat Records of Dallas County, Texas.

**NOTICE OF TRUSTEE'S SALE**  
**BY SUBSTITUTE TRUSTEE**

WHEREAS, on May 1, 2018, HECTOR LOPEZ and wife, TOMASA GARCIA, executed a Deed of Trust conveying to MELANIE D'SILVA, Trustee, the Real Estate hereinafter described, to secure JESJOR TX, INC., in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201800116778 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

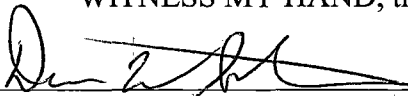
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 4<sup>th</sup> 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, 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 12, BLOCK B/1558, OF WARREN'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY DEED RECORDED IN VOLUME 2004145, PAGE 2797, DEED RECORDS, DALLAS COUNTY, TEXAS. COMMONLY KNOWN AS 3417 PONDROM STREET, DALLAS, TEXAS.

WITNESS MY HAND, this 10 day of February, 2025

  
**DARRIN W. STANTON, Substitute Trustee**

DEPUTY  
DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN  
2025 FEB 10 PM 3:22

FILED

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

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

**DEED OF TRUST INFORMATION:**

Date: **April 15, 2003**  
Grantor(s): **Jona M. Morehead, a single person**  
Original Mortgagee: **Greg Lamb DBA Arlington Mortgage Co.**  
Original Principal: **\$126,300.00**  
Recording Information: **Book 2003077, Page 09889**  
Property County: **Dallas**  
Property: **LOT 1 IN BLOCK N/9611 OF MOUNTAIN CREEK MEADOWS ADDITION I, PHASE I, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 87240, PAGE 3287, MAP RECORDS, DALLAS COUNTY, TEXAS.**  
Property Address: **8404 Little Fawn Lane  
Dallas, TX 75249**

**FILED**  
**2025 FEB 10 PM 2:21**  
**JOHN F. WARREN**  
**COUNTY CLERK**  
**DALLAS COUNTY**  
**DEPUTY**

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: **NewRez LLC dba Shellpoint Mortgage Servicing**  
Mortgage Servicer: **Shellpoint Mortgage Servicing**  
Mortgage Servicer: **75 Beattie Place**  
Address: **Greenville, SC 29601**

**SALE INFORMATION:**

Date of Sale: **March 4, 2025**  
Time of Sale: **10:00 AM or within three hours thereafter.**  
Place of Sale: **George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**  
Substitute Trustee: **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, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act**  
Substitute Trustee Address: **546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com**

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

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



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

**CERTIFICATE OF POSTING**

My name is Donna Stockman, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 2-10-25, I filed at the office of the Dallas County Clerk to be posted at the Dallas County courthouse this notice of sale.

Donna Stockman

Declarant's Name: Donna Stockman

Date: 2-10-25

Padgett Law Group  
546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520

WITNESS MY HAND this 10 day of February, 2025.

Donna Stockman



FILED

2025 FEB 11 AM 10:09

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY \_\_\_\_\_ DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** February 11, 2025

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

Date: April 28, 2024

Maker: Haynsworth & Etter, LLC

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

Amount: \$1,034,808

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

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

Date: February 28, 2022

Maker: Haynsworth & Etter, LLC

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

Amount: \$1,034,808

**DEED OF TRUST:** Deed of Trust, described as follows

Original Date: February 28, 2022

Grantor: Haynsworth & Etter, LLC

Original Trustee: Matthew Greenman

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

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

**LENDER:** South Central Mortgage, Inc.

**BORROWER:** Haynsworth & Etter, LLC

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

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

**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:**

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

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

March 4, 2025, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

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

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

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, each Substitute Trustee, acting together or alone, or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing

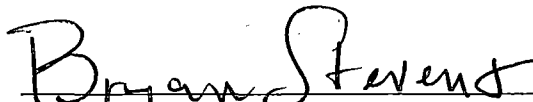
any warranties of title required by the Deed of Trust. The Property is sold and conveyed "AS IS, WHERE IS", and WITH ALL FAULTS.

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

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

[Signature Page Follows]

**EXECUTED BY THE UNDERSIGNED SUBSTITUTE TRUSTEE:**

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

Printed Name: Bryan Stevens

Title: Substitute Trustee

**EXHIBIT "A"**  
**Property**

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

Equity Trust Company Custodian FBO Tamsyn Campbell IRA, Noteholder  
August REI LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED

2025 FEB 11 PM 2:16

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY MH DEPUTY

Mauricio Ramirez  
Raquel Ortega Garcia  
3846 Happy Canyon Drive, Dallas, Texas 75241  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7783 18 on 02.11.2025

### NOTICE OF TRUSTEE'S SALE

WHEREAS Mauricio Ramirez and Raquel Ortega Garcia executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201900046701, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 4<sup>th</sup> day of March, 2025

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

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

2. Property to be Sold:

Being that certain real property located in Dallas County, Texas, and being more particularly described as follows: Lot 2, Block J/6869, of Highland Hills No. 5, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 42, Page 131, of the Map Records of Dallas County, Texas

3. Name and Address of Sender of Notice:

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

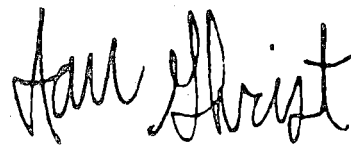
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without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

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

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

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

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



---

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

Plan B Home Holdings, LLC, a Texas Limited Liability Company, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED

2025 FEB 11 PM 2:17

Jose Alberto Garduno Santibanez  
Perla Yerania Ramos  
4520 Wedgecrest Dr., Dallas, TX 75232  
Sent via first class mail and CMRR # 9489 0178 9820 3031 7782 71 on 02.11.2025

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY ML DEPUTY

### NOTICE OF TRUSTEE'S SALE

WHEREAS Jose Alberto Garduno Santibanez and Perla Yerania Ramos executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202200162116, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 4<sup>th</sup> day of March, 2025

Time: The sale shall begin no earlier than 1:00 P.M. Or no later than three hours thereafter.

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

2. Property to be Sold:

Lot 17, Block X/6048, of OAK PARK NORTH, an Addition to the City of Dallas, Texas, According to the Map thereof recorded in Volume 87002, Page 5269, of the Map Records of Dallas County, Texas. Commonly Known as: 4520 Wedgecrest Drive, Dallas, Texas 75232.

3. Name and Address of Sender of Notice:



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

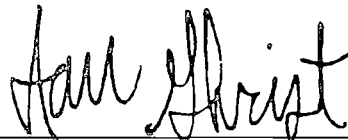
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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



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

CMFM LLC as Buyer of an undivided 20.214% senior interest, and Stephen Vigo and Anita Chang-Vigo as Buyer of an undivided 64.786% senior interest, and CMFM LLC as Buyer of a 15.000% undivided subordinate interest, collectively as Buyer of a 100% undivided interest, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Luis Roberto Juarez Fuentes  
Lisbeth Alejandra Martinez  
9914 Castle Bay Dr., Dallas, TX 75227

Sent via first class mail and CMRR # 9489 0178 9820 3031 7782 19 on 02.10.2025

FILED  
2025 FEB 11 PM 2:17  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY MH DEPUTY

**NOTICE OF TRUSTEE'S SALE**

WHEREAS Luis Roberto Juarez Fuentes and Lisbeth Alejandra Martinez executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201700254709, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 4<sup>th</sup> day of March, 2025

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

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

2. Property to be Sold:

Lot 21, Block J/6756, of ST. AUGUSTINE HIGHLAND ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 70071, Page 1455, of the Map Records of Dallas County, Texas. Commonly known as:

"9914 Castle Bay Dr., Dallas, TX 75227".

3. Name and Address of Sender of Notice:

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

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

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

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

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

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

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



---

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED

2025 FEB 11 AM 10:09

**DATE:** February 11, 2025

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

JOHN F. WARREN  
COUNTY CLERK  
SULLY COUNTY  
BY \_\_\_\_\_ DEPUTY

Date: March 17, 2024

Maker: Haynsworth & Etter, LLC

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

Amount: \$1,028,000

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

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

Date: September 17, 2023

Maker: Haynsworth & Etter, LLC

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

Amount: \$1,028,000

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

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

Date: September 17, 2021

Maker: Haynsworth & Etter, LLC

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

Amount: \$1,028,000

**DEED OF TRUST:** Deed of Trust, described as follows

Original Date: September 17, 2021

Grantor: Haynsworth & Etter, LLC

Original Trustee: Matthew Greenman

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

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

**LENDER:** South Central Mortgage, Inc.

**BORROWER:** Haynsworth & Etter, LLC

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

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

**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:**

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

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

March 4, 2025, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

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

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

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

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

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

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

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

**[Signature Page Follows]**

**EXECUTED BY THE UNDERSIGNED SUBSTITUTE TRUSTEE:**

A handwritten signature in black ink, appearing to read "Bryan Stevens", written over a horizontal line.

Printed Name: Bryan Stevens  
Title: Substitute Trustee

**EXHIBIT "A"**  
**Property**

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



FILED

2025 FEB 11 AM 10:02

Notice of Substitute Trustee Sale

R 308  
T.S. #: 24-13348

JUSTICE SHAREN  
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.

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

Date: 3/4/2025  
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM  
Place: Dallas County Courthouse in Dallas, Texas, at the following location: the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

LOT 12, BLOCK G, DEER PATH ADDITION VILLAGE 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 139, OF THE MAP RECORDS, DALLAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 5/31/2006 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 200600209694, recorded on 6/9/2006, of the Real Property Records of Dallas County, Texas.

Property Address: 2449 STOVALL DRIVE DALLAS, TEXAS 75216

Trustor(s): MARY ETTA COX  
Original Beneficiary: RELIANCE MORTGAGE COMPANY

Current Beneficiary: GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1  
Loan Servicer: GITSIT Solutions, LLC

Current Substituted Trustees: Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC,

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary

T.S. #: 24-13348

thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by MARY ETTA COX, AN UNMARRIED WOMAN . The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$112,500.00, executed by MARY ETTA COX, AN UNMARRIED WOMAN , and payable to the order of RELIANCE MORTGAGE COMPANY ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MARY ETTA COX, AN UNMARRIED WOMAN to MARY ETTA COX. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

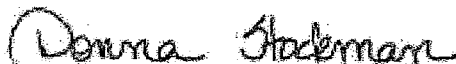
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

**GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1**  
c/o GITSIT Solutions, LLC  
333 S. Anita Drive, Suite 400  
Orange, CA 92868  
888) 566-3287

Dated: 2/11/25

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC,,



Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

T.S. #: 24-13348

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

FILED

2025 FEB 11 AM 10:03

**Notice of Substitute Trustee Sale**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

R310

T.S. #: 24-13372

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

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

Date: **3/4/2025**  
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.  
The sale will be completed by no later than **4:00 PM**  
Place: **Dallas County Courthouse in DALLAS, Texas, at the following location: the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

**BEING LOT 35, IN BLOCK 8/6081 OF SOUTHGATE ANNEX ADDITION NO 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15, PAGE 237 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 7/10/2003 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 2471476, recorded on 8/7/2003, of the Real Property Records of Dallas County, Texas.  
Property Address: 2725 CUSTER DRIVE DALLAS, TX 75216

Trustor(s): **KATIE HALL A SINGLE WOMAN** Original Beneficiary: **FINANCIAL FREEDOM SENIOR FUNDING CORPORATION**

Current Beneficiary: **GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1** Loan Servicer: **GITSIT Solutions, LLC**

Current Substituted Trustees: **Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC**

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.

T.S. #: 24-13372

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by KATIE HALL A SINGLE WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$63,000.00, executed by KATIE HALL A SINGLE WOMAN, and payable to the order of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of KATIE HALL A SINGLE WOMAN to KATIE HALL A SINGLE WOMAN. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

**GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1**  
c/o GITSIT Solutions, LLC  
333 S. Anita Drive, Suite 400,  
Orange, CA 92868  
(888) 566-3287

T.S. #: 24-13372

Dated: 2/11/25

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC

*Donna Stockman*

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Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

## Notice of Foreclosure Sale

### Deed of Trust ("Deed of Trust"):

Dated: August 4, 2023

Grantor: Royal Builders Texas LLC

Trustee: Ronald K. Ballard

Lender: Urban Coyote Holdings, LLC

Current Holder: Urban Coyote Holdings, LLC

Recorded in: Deed of Trust, Dallas County, Texas as instrument number 202300156806

Legal Description: Being Lot 1, in Block F/7065 of First Section Casa View Oaks Addition, an Addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 19, Page 149 of the Map Records of Dallas County, Texas;

Commonly known as: 10166 San Lorenzo Dr Dallas TX 75228;

Secures: Secured Promissory Note ("Note") in the original principal amount of \$25,000.00, executed by Royal Builders Texas LLC, ("Borrower") and payable to the order of Lender, now held by Urban Coyote Holdings, LLC.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of them acting alone.

Substitute Trustee's Addresses:

David L. Pritchard  
1244 Southridge Court, Suite 102  
Hurst, Texas 76053

Michael P. Gomez  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053

Alex Londoff  
c/o 1244 Southridge Court, Suite 102  
Hurst, Texas 76053

2025 FEB 11 AM 10:58  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

FILED

Foreclosure Sale:

Date: March 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**

Place: Dallas County Courthouse, in Dallas, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any)**



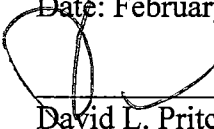
**provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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

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

Date: February 11, 2025

  
\_\_\_\_\_  
David L. Pritchard  
Michael P. Gomez  
Attorney for Mortgagee  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053  
Telephone (817) 285-8017  
Telecopier (817) 285-0224




Deed of Trust and has named, designated and appointed Jack M. Kuykendall as Substitute Trustee pursuant to and in accordance with the terms and conditions of the Deed of Trust, to succeed and become vested with all of the estate and title of Edward B. Swanson as Trustee, in the property and with all the rights, powers, privileges and authority vested in Edward B. Swanson as Trustee, by the terms and conditions of the Deed of Trust; and

**WHEREAS**, default has occurred under the terms of the Note secured by the Deed of Trust and the indebtedness evidenced therein is wholly due, the current owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same;

**NOW, NOTICE IS HEREBY GIVEN** that on the first Tuesday in March, the 4th day of March, 2025, I will sell the property at the area for foreclosure sale designated by the Dallas County Commissioner's Court, said location being in the area outside of the north side of the George L. Allen Senior Courts Building, facing Commerce Street, below the overhang, 600 Commerce Street, Dallas, Texas 75202, to the highest bidder for cash subject to any prior and superior liens, if any. The earliest time at which the sale will begin is 10:00 am on March 4, 2025, and no later than three hours after such time.

WITNESS MY HAND this 11 day of February, 2025.

  
Sub. Trustee  
JACK M. KUYKENDALL, Substitute Trustee  
5048 Tennyson Parkway, Suite 250, Plano, TX 75024