

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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 SUBSTITUTE TRUSTEE'S SALE

DATE: FEBRUARY 10, 2025

NOTE: Note described as follows:

Date: DECEMBER 3, 2021
Maker: AK MAIN LLC
Payee: GRAND BANK
Original Principal Amount: \$4,596,310.00

DEED OF TRUST: Deed of Trust described as follows:

Date: DECEMBER 3, 2021
Grantor: AK MAIN LLC
Trustee: TREVOR MONTGOMERY
Beneficiary: GRAND BANK
Recorded: DOCUMENT NO. 202100363047, Real Property Records, DALLAS County, Texas

LENDER: GRAND BANK

BORROWER: AK MAIN LLC

PROPERTY: The property described as follows:

THE PROPERTY, INCLUDING PERSONAL PROPERTY, IF ANY, LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon

2025 FEB 11 PM 12:20
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

FILED

and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

MARCH 4, 2025, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the 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.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, I, as Substitute Trustee, or any other substitute trustee Lender 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.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: DECEMBER 3, 2021
Grantor: AK MAIN LLC
Trustee: TREVOR MONTGOMERY
Beneficiary: GRAND BANK
Recorded: DOCUMENT NO. 202100363047, Real Property Records, DALLAS County, Texas

PROPERTY: The property described as follows:

THE PROPERTY, INCLUDING PERSONAL PROPERTY, IF ANY, LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

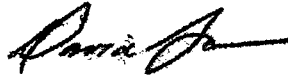
Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of FEBRUARY 10, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: /s/ Michael P. Menton
Name: Michael P. Menton, Attorney for
GRAND BANK

Notice of Sale executed by:



Name: David Garvin

Substitute Trustee

EXHIBIT A

Lot 1, 2, 3 and 4, Block 61/6055 of Trinity Industrial District, Installment No. 18, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 40, Page 25, of the Map Records of Dallas County, Texas.

P:\crd\GRAND BANK\240254 - EJ McKinney - AK Main Default\MARCH 2025\AK MAIN\nOTICE OF FORECLOSURE.doc

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **March 18, 2024**, **JIREH INVESTMENTS TEAM, LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$185,500.00**, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded **under clerk's file number 202400058426** in the **Real Property Records of Dallas County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lot 11 in Block 3/6716 of Lake June Terrace No. 1, an addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 48, Page 145 of the Map Records of Dallas County, Texas, commonly known as 10061 Neosho Drive, Dallas, Texas 75217; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Jeff Benton, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

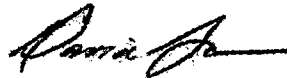
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, March 04, 2025**, being the first Tuesday of such month, at the county courthouse of **Dallas County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **11 AM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, March 04, 2025**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of February 11, 2025.



Signature

David Garvin, Substitute Trustee

Printed Name

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Matter No. 2026

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED

NOTICE OF FORECLOSURE SALE

FILED
2025 FEB 11 PM 12:19
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

State of Texas §
 §
County of Dallas §

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT 30B, BLOCK 4/1356, SOUTHFAIR DEVELOPMENT ADDITION, NO. 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED UNDER CLERK'S FILE NO. 2016-265496, MAP RECORDS, DALLAS COUNTY, TEXAS

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

Date: **March 4, 2025**
Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.
Place: **Dallas County Courthouse in Dallas, Texas**, at the following location: the area designated by the Commissioners Court of **Dallas, Dallas County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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.

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.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

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

attorney.

4. **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 sale granted by the Deed of Trust executed by **Natalie Nicole Strong, an unmarried woman.**
5. **Obligations Secured.** The Deed of Trust is dated **November 9, 2022**, and is recorded in the office of the County Clerk of **Dallas County, Texas**, in/under **202200292115, Official Public Records of Dallas County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$245,000.00**, executed by **Natalie Nicole Strong**, and payable to the order of **Origin Bank**.


Original Mortgagee: Origin Bank.

Current Mortgagee of Record: Origin Bank whose address is **2508 Lakeland Drive, Suite 100, Flowood, MS 39232.**

6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Clare V. Cougill
Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED February 10, 2025.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard,
Substitute Trustee
c/o Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: (713) 244-1360

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

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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 SUBSTITUTE TRUSTEE'S SALE

DATE: FEBRUARY 7, 2025

NOTE: Note described as follows:

Date: MAY 16, 2022
Maker: SELENE CAPITAL DEVELOPMENT, LLC-SERIES
Payee: ENCORE BANK
Original Principal Amount: \$7,536,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 16, 2022
Grantor: SELENE CAPITAL DEVELOPMENT, LLC-SERIES 1
Trustee: SCOTT JONES
Beneficiary: ENCORE BANK
Recorded: DOCUMENT NO. 202200140688, Real Property Records, DALLAS County, Texas

LENDER: ENCORE BANK

BORROWER: SELENE CAPITAL DEVELOPMENT, LLC-SERIES

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances

FILED
2025 FEB 11 PM 12:19
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

MARCH 4, 2025, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the 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.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, I, as Substitute Trustee, or any other substitute trustee Lender 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.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 16, 2022
Grantor: SELENE CAPITAL DEVELOPMENT, LLC-SERIES 1
Trustee: SCOTT JONES
Beneficiary: ENCORE BANK
Recorded: DOCUMENT NO. 202200140688, Real Property Records, DALLAS County, Texas

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

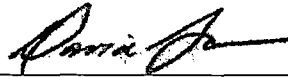
Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of FEBRUARY 7, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: /s/ Michael P. Menton
Name: Michael P. Menton, Attorney for
ENCORE BANK

Notice of Sale executed by:



Name: David Garvin

Substitute Trustee

P:\crd\ENCORE BANK\22-0374 SELENE CAPITAL\MARCH 2025\LOTS 8-10\NOTICE OF FORECLOSURE.doc

EXHIBIT "A"

Being all of Lots 8 and 10 and part of Lot 12, Block 7944 of AMENDED MAP NORTH DALLAS IMPROVEMENT CO. ADDITION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 106, Page 258 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner in the southwest R.O.W. line of Fairmount Street, (a variable width R.O.W.), and being N 45 deg. 40 min. 00 sec. W, 172.79 feet from the present intersection of the southwest line of Fairmount Street with the west R.O.W. line of Cedar Springs Road (an 80' R.O.W.), said point being the common east corner of said Lot 8 and the north corner of Lot 2A, Block 7944 of Pillsbury Paters Fine Art Addition, an addition to the City of Dallas, Dallas County, Texas, recorded Volume 2000189, Page 1705 of the Map Records of Dallas County, Texas;

THENCE S 44 deg. 20 min. 00 sec. W, 154.40 feet along the common line of said Lots 8 and 2A to a cross found for corner in the northeast line of a 16 foot wide alley;

THENCE N 45 deg. 40 min. 00 sec. W, 140.00 feet along the northeast line of said 16 foot wide alley to a 3/8" iron rod set at the south corner of that same tract of land described in Deed to Reilly/Parkway Limited Partnership, recorded in Volume 90048, Page 2005 of the Deed Records of Dallas County, Texas;

THENCE N 41 deg. 20 min. 00 sec. E, 154.40 feet along the southeast line of said Reilly/Parkway Limited Partnership property to a 3/4" iron pipe found for corner in the southwest line of Fairmount Street;

THENCE S 45 deg. 40 min. 00 sec. E, 140.00 feet along the southwest line of Fairmount Street to a POINT OF BEGINNING and containing 21,616.00 square feet or 0.4962 acres of land.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: FEBRUARY 7, 2025

NOTE: Note described as follows:

Date: MAY 16, 2022
Maker: SELENE CAPITAL DEVELOPMENT, LLC-SERIES
Payee: ENCORE BANK
Original Principal Amount: \$10,960,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 16, 2022
Grantor: SELENE CAPITAL DEVELOPMENT, LLC-SERIES 2
Trustee: SCOTT JONES
Beneficiary: ENCORE BANK
Recorded: DOCUMENT NO. 202200204365, Real Property Records, DALLAS County, Texas

LENDER: ENCORE BANK

BORROWER: SELENE CAPITAL DEVELOPMENT, LLC-SERIES

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances

2025 FEB 11 PM 12:19
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____
PROPERTY

FILED

and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

MARCH 4, 2025, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the 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.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, I, as Substitute Trustee, or any other substitute trustee Lender 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.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 16, 2022
Grantor: SELENE CAPITAL DEVELOPMENT, LLC-SERIES 2
Trustee: SCOTT JONES
Beneficiary: ENCORE BANK
Recorded: DOCUMENT NO. 202200204365, Real Property Records, DALLAS County, Texas

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of FEBRUARY 7, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: /s/ Michael P. Menton
Name: Michael P. Menton, Attorney for
ENCORE BANK

Notice of Sale executed by:



Name: David Garvin

Substitute Trustee

P:\crd\ENCORE BANK\22-0374 SELENE CAPITAL\MARCH 2025\LOT 2A\NOTICE OF FORECLOSURE.doc

EXHIBIT "A"

Being Lot 2A, Block 7/944 of Pillsbury Peters Fine Art Addition, an addition to the City of Dallas, Texas, recorded in Volume 2000180, Page 1705 of the Map Records of Dallas County, Texas; same tract of land being conveyed to Gategreen Partners, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 200900013291, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 60D nail found for corner at the intersection of the Southwest line of Fairmount Street (a variable with right-of-way) and the West line Cedar Springs Road (a 80 foot right-of-way);

Thence South 05 degrees 04 minutes 40 seconds East along the West line of said Cedar Springs Road, a distance of 35.83 feet to a point for corner, from which a 3/4 inch iron pipe found bears North 67 degrees 33 minutes 02 seconds East, a distance of 0.36 feet for witness, said point being North corner of a tract of land conveyed to MDB Capital Group, LLC, a California limited liability company by General Warranty Deed recorded in Instrument No. 201200337705, Official Public Records, Dallas County, Texas;

Thence South 44 degrees 20 minutes 00 seconds West along the Northwest line of said MDB Capital Group tract, a distance of 131.09 feet to a 5/8 inch iron rod found for corner, said point being the West corner of said MDB Capital Group tract, and being in the Northeast line of a 16 foot alley right-of-way;

Thence North 45 degrees 40 minutes 00 seconds West along the Northeast line of said alley, a distance of 200.00 feet to an "X" found for corner, said point being the South corner of a Lot 8, Block 7/944 of Amended Map North Dallas Improvement Co. Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 106, Page 258, Map Records, Dallas County, Texas;

Thence North 44 degrees 20 minutes 00 seconds East along the Southeast line of said Lot 8; a distance of 154.40 feet to a 1 inch iron pipe found for corner, said point being the East corner of said Lot 8, and being in the Southwest line aforementioned Fairmount Street;

Thence South 45 degrees 40 minutes 00 seconds East along the Southwest Line of said Fairmount Street, a distance of 172.79 feet to the Point of Beginning and containing 30,563 Square Feet or 0.70 of an acre of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 FEB 11 PM 12:19

STATE OF TEXAS *

*

KNOW ALL MEN BY THESE PRESENT

COUNTY OF DALLAS *

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **APRIL 8, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202200142714** of the Deed Records of **DALLAS** County, Texas, executed by **ADLO ENTERPRISES LLC**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

BEING LOT 3 IN BLOCK "L"/6048 OF HIGHLAND OAKS ADDITION NO. 2, INSTALLMENT NO. 5, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP OF SAID ADDITION RECORDED IN VOLUME 43, PAGE 199, MAP RECORDS, DALLAS COUNTY, TEXAS.
aka: 1219 Oak Meadows Dr., Dallas, TX 75232.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$190,000.00** executed by **ADLO ENTERPRISES LLC**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by 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 herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 4th day of MARCH, 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the


1219 Oak Meadows Dr., Dallas, TX 75232.

indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this 7th day of **FEBRUARY 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard
as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320,
Fort Worth, TX 76179

**NOTICE OF FORECLOSURE SALE
("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.

DATE OF NOTICE: February 11, 2025

INSTRUMENT TO BE FORECLOSED: Deed of Trust ("Deed of Trust")

DATED: November 3, 2015

GRANTOR: Jose Efrain Gonzalez & Virginia Gonzalez

TRUSTEE: L. Scott Home

LENDER: CO-Properties, LLC

CURRENT HOLDER: CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 201500295877 of the real property records of Dallas County, Texas; thereafter on November 4, 2015, being transferred under Instrument Number 202400079431 of the Real Property Records of Dallas County, Texas.

LEGAL DESCRIPTION & PROPERTY TO BE SOLD:

BEING LOT 3, IN BLOCK A/6852, OF ARDEN TERRACE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 34, PAGE 143, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

(MORE COMMONLY KNOWN AS: 2236 ARDEN ROAD, DALLAS, TEXAS 75241)

OBLIGATION SECURE: Deed of Trust or Contract Lien executed by Jose Efrain

2025 FEB 11 PM 12:15
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

Gonzalez & Virginia Gonzalez, securing the payment of the indebtedness in the original principal amount of \$70,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note.** CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: March 4, 2025

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE.*

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 the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Ashley Tarver AND/OR Joseph Juarez

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, CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC'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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC, 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 CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC. 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, any Trustee or 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 Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

Notice Pursuant to Section 51.0025 of the Texas Property Code

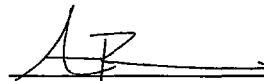
DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf

of DIA Servicing, LLC, and your Lender, CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC Contact information for DIA Servicing, LLC, may be found below:

DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229

Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com

Renfro Law, PLLC



By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

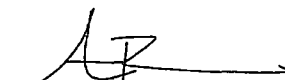
CERTIFICATION OF MAILING

Jose Efrain Gonzalez
Virginia Gonzalez
2236 Arden Road
Dallas, Texas 75241

DATE SENT: FEBRUARY 11, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589-0710-5270-2156-8874-19

BY: 

I HEREBY CERTIFY THAT ON FEBRUARY 11, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro

**NOTICE OF FORECLOSURE SALE
("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.

DATE OF NOTICE: February 11, 2025

INSTRUMENT TO BE FORECLOSED: Deed of Trust ("Deed of Trust")

DATED: November 1, 2011

GRANTOR: Gerardo Mendez & Reyna Montoya

TRUSTEE: Pat Doak

LENDER: White Orchid Holding Co.

CURRENT HOLDER: KLM 2020 GST Trust

RECORDED IN: Deed of Trust is recorded under Instrument Number 201100338180 of the real property records of Dallas County, Texas; thereafter on March 5, 2021, the lien being transferred and recorded under Instrument Number 202100065628 of the Real Property Records of Dallas County, Texas.

LEGAL DESCRIPTION & PROPERTY TO BE SOLD:

PLEASE SEE THE ATTACHED "EXHIBIT A"

(MORE COMMONLY KNOWN AS: 4016 SILVERHILL DRIVE, DALLAS, TEXAS 75241)

2025 FEB 11 PM 12:15
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Gerardo Mendez & Reyna Montoya, securing the payment of the indebtedness in the original principal amount of \$48,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note.** KLM 2020 GST Trust, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: March 4, 2025

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE.*

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 the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Ashley Tarver AND/OR Joseph Juarez

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, KLM 2020 GST Trust, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of KLM 2020 GST Trust's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with KLM 2020 GST Trust'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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If KLM 2020 GST Trust, 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 KLM 2020 GST 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 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, any Trustee or 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 Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

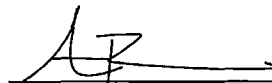
Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, KLM 2020 GST Trust. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, KLM 2020 GST Trust Contact information for DIA Servicing, LLC, may be found below:

**DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229**

**Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com**

Renfro Law, PLLC



By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

CERTIFICATION OF MAILING

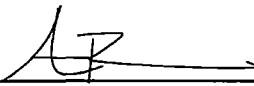
Gerardo Mendez
Reyna Montoya
4016 Silverhill Drive
Dallas, Texas 75241

DATE SENT: FEBRUARY 11, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-2156-8878-96

BY: 

Gerardo Mendez
Reyna Montoya
2903 Eagle Drive
Dallas, Texas 75216

DATE SENT: FEBRUARY 11, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-2156-8874-02

BY: 

I HEREBY CERTIFY THAT ON FEBRUARY 11, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.

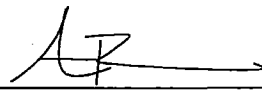

Ashleigh Renfro

EXHIBIT A

BEING PART OF LOT 21, IN BLOCK 5/6870, CITY OF DALLAS, AND BEING OUT OF THE L. DIXON SURVEY, ABSTRACT NO. 380, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER ON THE SOUTH LINE OF THE C.E. KING TRACT IN SAID SURVEY, BEING ALSO THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO A.L. MCCRACKEN, BY DEED DATED JAN. 27, 1955, RECORDED IN VOL. 4198, PAGE 552, DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT BEING LOCATED A DISTANCE OF 441 FEET FROM THE COMMON SOUTHEAST CORNER OF SAID TRACT;

THENCE NORTH 31° 15' WEST, A DISTANCE OF 140 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF SILVER HILL DRIVE;

THENCE SOUTH 59° 45' WEST, 63 FEET TO A POINT FOR CORNER;

THENCE SOUTH 31° 15' EAST, 140 FEET TO A POINT FOR CORNER;

THENCE NORTH 59° 45' EAST, 63 FEET TO THE PLACE OF BEGINNING, SAVE AND EXCEPT ANY PART USED FOR ROAD PURPOSES.

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 FEB 11 PM 1:49

STATE OF TEXAS §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
KNOW ALL MEN BY THESE PRESENTS:
BY _____ DEPUTY

WHEREAS, by that one certain Deed of Trust dated to be effective June 30, 2023, and recorded as Instrument No. 202300136404, Official Public Records, Dallas County, Texas (the "Deed of Trust"), Empower Gen Z, PBC, a Public Benefit Corporation ("Grantor"), conveyed to L. Scott Horne, Trustee ("Trustee") for the benefit of Graceann DeVlieger ("Beneficiary"), the real property situated in Dallas County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Real Estate Lien Note dated to be effective June 30, 2023, in the original principal amount of \$850,000.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, Beneficiary is the current owner and holder of the Note and the current beneficiary under the Deed of Trust; and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, L. Scott Horne, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad were appointed as Substitute Trustee in the place and stead of the said L. Scott Horne, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current lender and beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of March, 2025, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad will sell the Property at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202

on the north side of the building facing Commerce Street below the overhang, or in the area designated by the Dallas County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have her bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

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.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

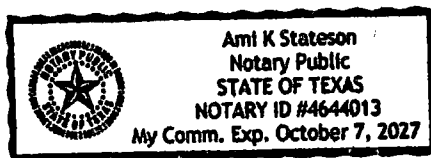
WITNESS MY HAND this 11th day of February 2025.

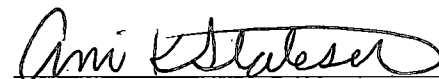
SUBSTITUTE TRUSTEE:


Matthew T. Taplett

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 11th day of February 2025, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.




Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE
NUMBER OF MORTGAGEE:**

Graceann DeVlieger
1416 Lamp Post Lane
Richardson, Texas 75080
(972) 440-1890

**NAME, ADDRESS AND PHONE
NUMBER OF SUBSTITUTE
TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy L. Harmon
Aimee E. Marcotte
Cheyenne A. Haddad
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT "A"

Being Lot 25, Block A/8041 of Northwood Hills Addition, 3rd Section, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 40, Page 149, Map Records, Dallas County, Texas.

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 FEB 11 PM 1:49

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:
JOHN F. WARREN
COUNTY CLERK
BY _____ DEPUTY

WHEREAS, by that one certain Texas Home Equity Security Document dated April 18, 2016, and recorded as Instrument No. 201600111944, Official Public Records, Dallas County, Texas (the "Deed of Trust"); Jorge Ocampo ("Grantor") conveyed to John DiChiaro, Trustee ("Trustee"), for the benefit of Qualtrust Credit Union ("Original Beneficiary"), the real property situated in Dallas County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Home Equity Loan Promissory Note dated April 18, 2016, in the original principal amount of \$25,000.00, executed by Grantor and made payable to the order of Original Beneficiary (the "Note"); and

WHEREAS, Texas Trust Credit Union ("Current Beneficiary") is the successor-in-interest to Original Beneficiary, and Current Beneficiary is the current owner and holder of the Note and Deed of Trust;

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, the 14th Judicial District Court of Dallas County, Texas entered a Default Order Granting Application for Order for Foreclosure of Home Equity Lien (the "Order") in a case styled, *In re: Order For Foreclosure Concerning 2322 Engle Avenue, Dallas, Texas 75244 and Jorge Ocampo Under Tex. R. Civ. P. 736*, Cause No. DC-24-14646, in the 14th Judicial District Court of Dallas County, Texas, a conformed copy of which is attached hereto as Exhibit "B;" and

WHEREAS, John DiChiaro, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Amy M. Lorenz or Aimee E. Marcotte or Cheyenne A. Haddad were appointed as Substitute Trustee in the place and stead of the said Trustee, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Current Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Amy M. Lorenz or Aimee E. Marcotte or Cheyenne A. Haddad, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of March, 2025, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Amy M. Lorenz or Aimee E. Marcotte or Cheyenne A. Haddad will sell the Property at public auction at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202 on the north side of the building facing Commerce Street below the overhang, or in the area designated by the Dallas County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Current Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

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.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 11th day of February 2025.

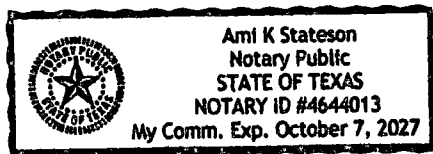
SUBSTITUTE TRUSTEE:



Matthew T. Taplett

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 11th day of February 2025, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.





Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE
NUMBER OF MORTGAGEE:**

Texas Trust Credit Union
c/o Mr. Robert Kubiak
P.O. Box 2260
Mansfield, TX 76063-0047
(972) 595-1030

**NAME, ADDRESS AND TELEPHONE
NUMBER OF SUBSTITUTE TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy L. Harmon
Amy M. Lorenz
Aimee E. Marcotte
Cheyenne A. Haddad
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT A

Lot 2, Block 20/6026, Second Installment of Clearview Park, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 14, Page 195, Map Records, Dallas County, Texas.

CAUSE NO. DC-24-14646

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT
CONCERNING 2322 ENGLE AVENUE	§	
DALLAS, TEXAS 75244,	§	
	§	
AND	§	14 th JUDICIAL DISTRICT
	§	
JORGE OCAMPO	§	
UNDER TEX. R. CIV. P. 736	§	DALLAS COUNTY, TEXAS

**DEFAULT ORDER GRANTING APPLICATION
FOR ORDER FOR FORECLOSURE OF HOME EQUITY LIEN**

On this day came to be considered the Application for Order for Foreclosure (the "Application") in the above-entitled and numbered cause. The Court, having reviewed the record, finds the following:

- (a) The Application complies with the requirements of Rule 736.1 of the Texas Rules of Civil Procedure;
- (b) The Respondent Jorge Ocampo, who is the sole occupant, has been properly served with the Application in accordance with Rule 736.3 of the Texas Rules of Civil Procedure;
- (c) The returns of service have been on file with the Clerk of the Court for at least ten days prior to the date of the entry of this Order;
- (d) Respondent Jorge Ocampo's last known address is 2322 Engle Avenue, Dallas, Texas 75244, and he is the person who is obligated to pay, and the mortgagor of, the loan agreement, contract and lien sought to be foreclosed as set forth in the Application;
- (e) The property to be foreclosed by commonly known mailing address and legal description is:

Lot 2, Block 20/6026, Second Installment of Clearview Park, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 14, Page 195, Map Records, Dallas County, Texas; which has a commonly known street address of 2322 Engle Avenue, Dallas, Texas 75244.

- (f) Respondent executed a Texas Home Equity Security Document whereby a lien was created under Article XVI, Section 50(a)(6) of the Texas Constitution, which is filed as Instrument No. 201600111944, Official Public Records of Dallas County, Texas; and
- (g) Despite Respondent's default under the terms of the loan agreement, contract, and lien sought to be foreclosed, and despite the filing of the Application and the service of the Application in accordance with Texas Rule of Civil Procedure 736.3, Respondent has failed to file a timely response to the Application.

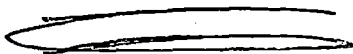
IT IS, THEREFORE, ORDERED that Petitioner, Texas Trust Credit Union, successor-in-interest to Qualtrust Credit Union, its successors and assigns, if any, be and hereby are authorized to serve a notice of sale upon Respondent and to proceed to foreclosure sale under the terms of the security instrument and § 51.002 of the Texas Property Code of the following described real property referenced within the Application:

Lot 2, Block 20/6026, Second Installment of Clearview Park, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 14, Page 195, Map Records, Dallas County, Texas

IT IS FURTHER ORDERED that a copy of this Order shall be sent to the Respondent Jorge Ocampo with the notice of sale.

IT IS FURTHER ORDERED that Petitioner, Texas Trust Credit Union, successor-in-interest to Qualtrust Credit Union, its successors and assigns, if any, may communicate with the Respondent Jorge Ocampo and all third parties reasonably necessary to conduct the foreclosure sale.

If Respondent is represented by counsel the notice of foreclosure sale shall also be mailed to counsel by certified mail.

6 February 2025


SIGNED this _____ day of _____, 2024.

HONORABLE JUDGE PRESIDING

FILED

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

2025 FEB 11 PM 1:38

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY *MM*

WHEREAS, on or about January 14, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Elaine Head and Dennis Head, the present owners of said real property, to The 3525 Condominiums Council of Co-Owners (the "Association"); and

WHEREAS, the said Elaine Head and Dennis Head have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

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

Said real estate is described as follows:

Unit 10A, Building ., and their appurtenant undivided interest in and to the general and limited common elements of The 3525 Condominiums, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration, recorded in Volume 78002, Page 738, Condominium Records, Dallas County, Texas; as amended by instruments recorded in Volume 78112, Page 492, Condominium Records, Dallas County, Texas; and recorded in Volume 82165, Page 981, and Volume 87131, Page 1915, Deed Records, Dallas County, Texas. (3525 Turtle Creek Blvd, Unit 10A)

WITNESS my hand this 10th day of February, 2025

THE 3525 CONDOMINIUMS COUNCIL OF CO-OWNERS

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

The within notice was posted by me on the 11 day of February, 2025, at the Dallas County Courthouse in Dallas, Texas.

[Signature]

FILED

2025 FEB 11 PM 1:38

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

WHEREAS, on or about December 19, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Jeffrey S. Spangler and Raquel Theresa Spangler, the present owners of said real property, to Preston Oaks Crossing Condominium Association (the "Association"); and

WHEREAS, the said Jeffrey S. Spangler and Raquel Theresa Spangler have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

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

Said real estate is described as follows:

Unit H-1, Building H, and a 0.42275 percent undivided interest in and to the general and limited common elements of Preston Oaks Crossing Condominiums, a condominium regime to the City of Dallas, Dallas County, Texas; according to the condominium declaration dated March 27, 1981 and recorded in Volume 81061, Page 2401, Condominium Records; amended in Volume 81078, Page 257; Volume 82020, Page 1045; Volume 82010, Page 2339; and Volume 82042, Page 3394, Deed Records of Dallas County Texas. (5626 Preston Oaks Road, Apt. 4A)

WITNESS my hand this 6th day of February, 2025

PRESTON OAKS CROSSING CONDOMINIUM ASSOCIATION

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

The within notice was posted by me on the 11 day of February 2025, at the Dallas County Courthouse in Dallas, Texas.

[Signature]

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about August 13, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by David Mahmalji, the present owner of said real property, to Oak Grove Owners Association, Inc. (the "Association"); and

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

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

Said real estate is described as follows:

Unit 107, Building B, of Oak Grove Condominiums, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Declaration filed for record on April 29, 1981, and recorded in Volume 81094, Page 741, Condominium Records, Dallas County, Texas, together with an undivided percent interest in the General Common Elements as described in said Declaration, and together with all the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration (3321 Oak Grove Avenue, #107)

WITNESS my hand this 11th day of February, 2025

OAK GROVE OWNERS ASSOCIATION, INC.

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

The within notice was posted by me on the 11 day of February, 2025, at the Dallas County Courthouse in Dallas, Texas.

[Signature]

FILED
2025 FEB 11 PM 1:38
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

AMENDED* NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated April 23, 2008 and recorded on May 1, 2008 as Instrument Number 20080144354 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 PAMELA LINDGREN secures the repayment of a Note dated April 23, 2008 in the amount of \$253,800.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, whose address is c/o Selene Finance LP, 9990 Richmond Avenue, Suite 400, South Houston, TX 77042, is the current mortgagee of the Deed of Trust and Note and Selene Finance LP 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.

*The purpose of this Amended Notice of Foreclosure Sale is to change the 10:00 AM sale time in the prior notice to 1:00 PM.

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2025 FEB 11 AM 11:31

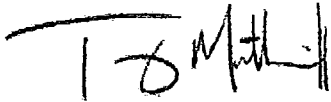


4834876

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).

EXHIBIT "A"

BEING all of a tract of land conveyed to Fern McMath as recorded in Volume 92145, Page 4358 of the Deed Records of Dallas County, Texas and being a part of Lot 4, Block E/2478 of Mockingbird Park, Fifth Installment, an addition in the City of Dallas, Dallas County, Texas according to the map or plat thereof recorded in Volume 32, Page 55 of the Map Records of Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the East Right of Way line of an alley (15 foot Right of Way), being the Southwest corner of Lot 5, Block E/2478 of said Addition, a tract of land conveyed to Martin Jensen as recorded in Volume 2004203, Page 863 of the Deed Records of Dallas County, Texas, being the Northwest corner of said Lot 4 and said McMath tract;

THENCE North 80° 30' 37" East, a distance of 135.00 feet to a 1/2 inch yellow-capped iron rod set for corner in the West right of Way line of Bordeaux Avenue (55 foot Right of Way), a found 1/2 inch rod found bears North 18° 09' 40" West, a distance of 1.95 feet;

THENCE South 10° 01' 13" East, a distance of 32.61 feet to an 'X' set for corner, being the Northeast corner of a tract of land conveyed to Angela Long as recorded in Volume 2001039, Page 2498 of the Deed Records of Dallas County, Texas, being in the East line of said Lot 4;

THENCE South 78° 36' 14" West, a distance of 85.76 feet to an 'X' set for corner;

THENCE South 11° 55' 41 " East, a distance of 4.62 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 77° 14' 25" West, a distance of 20.95 feet to a point for corner in the East side of frame garage;

THENCE South 11° 31' 56" East, with the said East line of frame garage, a distance of 1.77 feet to a point for corner in wall;

THENCE South 78° 10' 11" West, a distance of 28.36 feet to an 'X' found for corner in the said East Right of Way line of an alley and in the West line of said Lot 4;

THENCE North 10° 15' 50" West (directional control), a distance of 44.20 feet to the **PLACE OF BEGINNING** and containing 5,002 square feet or 0.115 of an acre of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 11, 2025

SUBSTITUTE TRUSTEE: 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, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: December 12, 2023

Grantor: UPFRONT INVESTMENT, LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202300249430, Official Public Records, Dallas County, Texas

Property:

BEING a tract of land situated in the Jacob Hart Survey, Abstract No. 578, City of Dallas, Dallas County, Texas, being a portion of Lot 15, Block 7/1973, Vickery Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 255, Map Records, Dallas County, Texas, and being that tract of land described in General Warranty Deed to November Developers, LLC as recorded in Instrument Number 202300179283, Official Public Records, Dallas County, Texas, same being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust.

FILED
2025 FEB 11 AM 11:31
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS

NOTE:

Date: December 12, 2023

Amount: \$1,240,000.00

Debtor: UPFRONT INVESTMENT, LLC, a Texas limited liability company



Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, March 4, 2025, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

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.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

Benj. K. Williams

BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088