

FILED

2025 FEB -6 AM 10:30

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

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

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

**APPOINTMENT
OF SUBSTITUTE
TRUSTEE:**

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

**SUBSTITUTE
TRUSTEE'S
ADDRESS:**

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

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

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

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

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



SALE: Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in DALLAS County, Texas or as designated by the County Commissioners.

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 04/26/2024 and recorded under Volume, Page or Clerk's File No. DOC# 202400095359 in the real property records of Dallas County Texas, with QUIET GROUP LLC as Grantor(s) and CAPITAL FUND I, LLC ISAOA as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by QUIET GROUP LLC securing the payment of the indebtedness in the original principal amount of \$675,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by QUIET GROUP LLC. CAPITAL FUND REIT, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE
SERVICING
INFORMATION:**

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

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

**LEGAL
DESCRIPTION
OF PROPERTY
TO BE SOLD:**

LOT 2347, BLOCK H, OF LAKERIDGE, SECTION 18A, PHASE 3, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004156, PAGE 14, MAP RECORDS, DALLAS COUNTY, TEXAS (the "Property")

REPORTED

PROPERTY ADDRESS: 2944 MUIRFIELD AVE, CEDAR HILL, TX 75104

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

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

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

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

purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

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

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

Signed on the 4 day of February, 2025.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

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

Signed: _____

Declarant's Name: _____

Date: _____

NOTICE OF ASSESSMENT LIEN SALE

FILED

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

2025 FEB -5 PM 1:47

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 18-A-3, filed of record on August 13, 2004 under Instrument No. 200403014858, of the Official Public Records of Dallas County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "Declaration"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Property Owners Association of Lake Ridge on June 4, 2021, August 3, 2021, November 3, 2021, and March 8, 2023, sent notice of default in payment of assessments to VALENTINE SIMO, being the reputed owner or current owner of said real property; and

WHEREAS, the said VALENTINE SIMO, has continued to default in the payment of their indebtedness to Property Owners Association of Lake Ridge and the same is now wholly due, and Property Owners Association of Lake Ridge, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Property Owners Association of Lake Ridge.

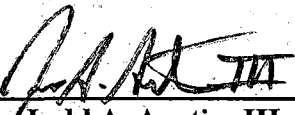
NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of March, 2025, between 10:00 a.m. and 4:00 p.m., Property Owners Association of Lake Ridge will sell the herein described real estate (including any improvements thereon) at public auction at the area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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: February 5, 2025.

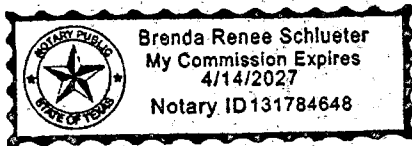
**PROPERTY OWNERS ASSOCIATION
OF LAKE RIDGE**

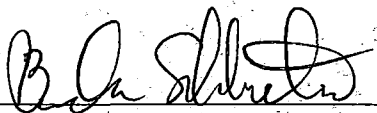
By: 
Judd A. Austin, III
Its: **Duly Authorized Agent**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, Duly Authorized Agent for Property Owners Association of Lake Ridge, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on February 5, 2025.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, Vinay B. Patel,
Kristen Pierce, Parrish S. Nicholls, and Claudia Zissman-Monzon
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

EXHIBIT "A"

Lot 2356, Block H, LAKE RIDGE, Section 18A, Phase 3, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2004156, Page 14, of the Map Records of Dallas County, Texas. (the "Property").

3313 KIRBY CREEK DRIVE
GRAND PRAIRIE, TX 75052

00000010336352

FILED

2025 FEB -6 AM 11:54

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: March 04, 2025

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 10, 2016 and recorded in Document INSTRUMENT NO. 201600221046; AS AFFECTED BY INSTRUMENT NO. 202500014691 real property records of DALLAS County, Texas, with GRACE MARIE LOZANO A SINGLE PERSON, grantor(s) and FIRST NATIONAL BANK OF OMAHA, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GRACE MARIE LOZANO A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$144,337.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST NATIONAL BANK OF OMAHA is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

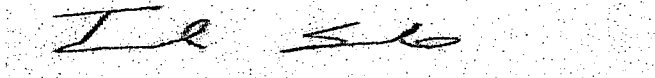
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any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

c/o FIRST NATIONAL BANK OF OMAHA
1620 DODGE ST
MS 4440
OMAHA, NE 68197



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


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



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2/6/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 2/6/25

3313 KIRBY CREEK DRIVE
GRAND PRAIRIE, TX 75052

00000010336352

00000010336352

DALLAS

EXHIBIT "A"

BEING LOT 27, BLOCK A, ROYAL VALLEY ESTATES ADDITION, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 71205, PAGE 1899, PLAT RECORDS, DALLAS COUNTY, TEXAS.

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: **June 10, 2021**

Grantor(s): **Antonio Molinar and Andrea Vasquez Molinar**

Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Broker Solutions, Inc. dba New American Funding**

Original Principal: **\$156,000.00**

Recording Information: **202100258136**

Property County: **Dallas**

Property: **BEING LOT 4, IN BLOCK M OF TRAILWOOD ADDITION, THIRD INCREMENT, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 77089, PAGE 1707, MAP RECORDS OF DALLAS COUNTY, TEXAS.**

Property Address: **1814 Independence Court
Grand Prairie, TX 75052**

2025 FEB 10 AM 11:53
 FILED
 JOHN E. WATKINS
 COUNTY CLERK
 DALLAS COUNTY
 TEXAS

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **New American Funding, LLC**
 Mortgage Servicer: **New American Funding**
 Mortgage Servicer: **8201 North FM 620, Suite 120**
 Address: **Austin, TX 78726**

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**

R 228

Substitute **546 Silicon Dr., Suite 103**
Trustee Address: **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.

PJones

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 2/6/25, 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: 2/6/25

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

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 FEB 10 PM 2:22

Effective Date: February 6, 2025

Deed of Trust:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Date: October 18, 2023

Grantor: 9TH STREET GP, LLC, a Texas limited liability company

Grantor's County: Dallas County, Texas

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

Trustee: David Bubier

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

Recorded in: Document number 202300217628 in the Official Public Records of Dallas County, Texas

Property to be sold: See Attached Exhibit A Legal Description

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

Date of sale of Property: March 4, 2025

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

Place of Sale of Property (including county):

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

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

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

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

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

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



JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JAMIE DWORSKY, JANET PINDER, BRANDY BACON, ANGELA COOPER, ANDREW MILLS-MIDDLEBROOK, JEFF BENTON
9130 Jollyville Rd., Ste 100-21
Austin, Texas 78759

EXHIBIT A

Lot B, Block F, of a Re-Subdivision of Lots 11, 12 and 13, in Block F of KEITH HEIGHTS ADDITION, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the revised map thereof recorded in Volume 30, Page 89, of the Map Records of Dallas County, Texas.

FILED

Notice of Trustee's Sale

2025 FEB -7 AM 11:24

Date: February 6, 2025

Trustee: Michael L. Skinner

Trustee's Address: 123 W. Main St, 3rd Floor, Grand Prairie, Dallas County, TX 75050

Mortgagee: Raymond Lee Jensen

Mortgagee's Address: 520 Cortez Rd, Arcadia, Los Angeles County, CA 91007

Note: \$75,000.00

Deed of Trust

Date: April 24, 2002

Grantor: Rodney L. Mendez and Sandra J. Smith

Mortgagee: Raymond Lee Jensen

Recording information: Vendor's Lien retained in Deed filed in Volume 2002083, Page 6238, in the Official Public Records of Dallas County, Texas; Deed of trust filed in Volume 2002088, 6232, in the Official Public Records of Dallas County, Texas.

Property: Lot 8, Block 3, of Belt Line Addition and Belt Line Shopping Village, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat recorded in Volume 29, Page 39, of the Map Records of Dallas County, Texas. The property address is 418 Dawson Circle, Grand Prairie, Texas 75051.

County: Dallas

Date of Sale (first Tuesday of month): March 4, 2025

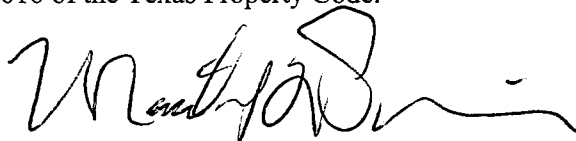
Time of Sale: 10:00 a.m. – 1:00 p.m.

Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

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.

Mortgagee appointed Michael L. Skinner as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, 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. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Michael L. Skinner
Thorne & Skinner
123 W. Main St, 3rd Floor
Grand Prairie, TX 75050
972.264.1614

FILED

Notice of Trustee's Sale

2025 FEB -7 AM 11:24

Date: February 6, 2025

Trustee: Michael L. Skinner

Trustee's Address: 123 W. Main St, 3rd Floor, Grand Prairie, Dallas County, TX 75050

Mortgagee: Raymond Lee Jensen

Mortgagee's Address: 520 Cortez Rd, Arcadia, Los Angeles County, CA 91007

Note: \$65,000.00

Deed of Trust

Date: November 14, 2000

Grantor: Rodney L. Mendez and Sandra J. Smith

Mortgagee: Raymond Lee Jensen

Recording information: Vendor's Lien retained in Deed filed in Volume 2000227, Page 925, in the Official Public Records of Dallas County, Texas; Deed of Trust filed in Volume 2000227, Page 928, in the Official Public Records of Dallas County, Texas

Property: Lot 10, Block 3, of Belt Line Addition and Belt Line Shopping Village, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat recorded in Volume 29, Page 39, of the Map Records of Dallas County, Texas. The property address is 410/412 Dawson Circle, Grand Prairie, Texas 75051.

County: Dallas

Date of Sale (first Tuesday of month): March 4, 2025


Time of Sale: 10:00 a.m. – 1:00 p.m.

Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

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FILED

Notice of Trustee's Sale

2025 FEB -7 AM 11:24

Date: February 6, 2025

Trustee: Michael L. Skinner

Trustee's Address: 123 W. Main St, 3rd Floor, Grand Prairie, Dallas County, TX 75050

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Mortgagee: Raymond Lee Jensen

Mortgagee's Address: 520 Cortez Rd, Arcadia, Los Angeles County, CA 91007

Note: \$67,000.00

Deed of Trust

Date: November 20, 2001

Grantor: Rodney L. Mendez and Sandra J. Smith

Mortgagee: Raymond Lee Jensen

Recording information: Vendor's Lien retained in Deed filed in Volume 2001233, Page 2128, in the Official Public Records of Dallas County, Texas; Deed of trust filed in Volume 2001233, Page 2131, in the Official Public Records of Dallas County, Texas.

Property: Lot 9, Block 3, of Belt Line Addition and Belt Line Shopping Village, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat recorded in Volume 29, Page 39, of the Map Records of Dallas County, Texas. The property address is 414 Dawson Circle, Grand Prairie, Texas 75051.

County: Dallas

Date of Sale (first Tuesday of month): March 4, 2025

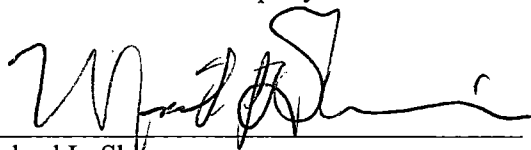
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