

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 7, 2025

DEED OF TRUST:

Date: June 13, 2019

Grantor: DOUGLAS VINSON and CANDA VINSON

Grantor's County: DALLAS

Beneficiary: BAY MOUNTAIN FUND I, LLC

Trustee: BRUCE WAYNE CORLEY

Substitute Trustee: ROBERT E. BLACK, 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 and
JEFF BENTON

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 201900156986, Real Property Records, Dallas County,
Texas.

PROPERTY:

BEING THE FOLLOWING REAL PROPERTY OF FAULKNER POINT
CONDOMINIUM, A CONDOMINIUM CREATED PURSUANT TO THE
CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 80172,
PAGE 3996, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS AND RE-
FILED IN INSTRUMENT RECORDED IN IN VOLUME 80178, PAGE 2354, AS
AFFECTED BY SUPPLEMENTAL DECLARATION OF ANNEXATION AND
AMENDMENT FILED 12/10/1980, RECORDED IN VOLUME 80241, PAGE 673;
SUPPLEMENTAL DECLARATION OF ANNEXATION AND MERGER FILED
04/14/1981, RECORDED IN VOLUME 81073, PAGE 1301; SUPPLEMENTAL

FILED
2025 FEB 10 PM 2:22
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS

DECLARATION OF ANNEXATION AND MERGER 07/31/1981, RECORDED IN VOLUME 81149, PAGE 2074; AMENDMENT AND SUPPLEMENTAL DECLARATION FILED 04/16/1981, RECORDED IN VOLUME 81075, PAGE 2571; AMENDMENT TO SUPPLEMENTAL DECLARATION OF ANNEXATION AND MERGER FILED 10/27/1981, RECORDED IN VOLUME 81210, PAGE 2406, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, COVERING A BUILDING AND LAND LOCATED IN DALLAS COUNTY, TEXAS AND DESCRIBED IN SUCH DECLARATION, TOGETHER WITH AN UNDIVIDED INTEREST, APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED BELOW, IN AND TO THE COMMON ELEMENTS IN THE PERCENTAGE DESIGNATED FOR THE RESIDENTIAL UNIT ON EXHIBIT "C" ATTACHED TO THE DECLARATION. RESIDENTIAL UNIT: UNIT 204, BUILDING F.

NOTE SECURED BY DEED OF TRUST:

Date: June 13, 2019

Original Principal Amount: \$62,400.00

Holder: BAY MOUNTAIN FUND I, LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 4th day of March, 2025.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Dallas County, Dallas, Texas, at area designated by County Commissioners for said sales.

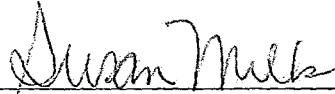
The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

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.

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 services 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 and JEFF BENTON
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 7, 2025

NOTE: Real Estate Note described as follows:

Date: August 9, 2023
Maker: Wildcat Lending Fund One, LP
Payee: One in a Mill LLC
Original Principal Amount: \$308,000.00

DEED OF TRUST:

Date: August 9, 2023
Grantor: One in a Mill LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202300161963 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: One in a Mill LLC

PROPERTY: The real property described as follows:

LOT 7, IN BLOCK 17, OF MEADOWBROOK ESTATES ADDITION, SECOND INSTALLMENT, AN ADDITION TO DESOTO, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 73074, PAGE 2184, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

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

SUBSTITUTE TRUSTEES:

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

Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton
4600 Fuller Ave., Suite 400
Irving, Texas 75038

FILED
2025 FEB 10 PM 12:16
JOHLE WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY



4834732

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

Date: March 4, 2025

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

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

NOTICE

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


RECITALS

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

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

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

EXECUTED as of February 7, 2025.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Guy Wiggs, David Stockman,
Brenda Wiggs, Donna Stockman, Janet Pinder,
Brandy Bacon, Michelle Schwartz, Jamie Dworsky,
Angela Cooper, Carol Dunmon, Payton Hreha, Jeff
Benton

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



6900 Dallas Pkwy #600
Plano, TX 75024
Office: (210) 953-0635
Fax: (469) 656-3158
www.steptoe-johnson.com

For assistance, please contact:
Priscilla Santiago
(281) 203-5706
priscilla.santiago@steptoe-johnson.com

February 10, 2025

Richard Collard
4800 W Lovers Ln Apt 502b
Dallas, TX 75209-3187
Sent via certified mail, return receipt requested and regular mail

FILED
2025 FEB 11 AM 10:15
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

RE: NOTICE OF NON-JUDICIAL FORECLOSURE SALE

Foreclosure Sale Date: March 4, 2025
Foreclosure of Lien held by Lovers Lane Condominiums Homeowners' Association, Inc
Property: 4800 Lovers Lane, 502-b, Dallas, TX 75209 (the "Property")
Steptoe-Johnson File Number: 117218.00003
Total Amount Due: \$14,662.13

Dear Property Owner(s):

Please be advised that the undersigned is a duly appointed agent and trustee for Lovers Lane Condominiums Homeowners' Association, Inc ("Association"). As you have been previously notified, you are in default of your obligation to pay to the Association assessments and/or other charges authorized by the applicable restrictive covenants and/or authorized by law that have been posted to the Property's assessment account. As described in the attached *Notice of Sale* ("Notice"), the Association has requested that the Property be sold to satisfy the unpaid assessments and/or other charges that are secured by the Association's lien on the Property.

Accordingly, please be advised that the Association's agent and trustee shall sell the Property under the terms provided for in the Notice on March 4, 2025. A copy of the Notice is enclosed. Please also be advised that the Notice has been/will be filed of record in the Official Public Records of Real Property of Dallas County, Texas.

In addition to foreclosing its lien for the secured amount due on the Property, the Association may, if payment is not made within the time specified, file a lawsuit seeking a personal judgment against you for the amount that is not secured by the Association's lien on the Property, if any. If a lawsuit to collect the unsecured amounts becomes necessary, it will include any additional unsecured charges that post to your assessment account after the date of this letter. Furthermore, the Association will seek recovery of all additional reasonable attorney's fees and costs incurred by the Association in collecting the unsecured amounts.

Please remit payment of the Total Amount Due via certified funds, payable to "Lovers Lane Condominiums Homeowners' Association, Inc", and send to Steptoe & Johnson PLLC, Attn: POA Department, 6900 Dallas Pkwy #600, Plano, TX 75024. CASH AND PERSONAL CHECKS WILL NOT BE ACCEPTED. All payments must be received by this office prior to 10:00 a.m. March 4, 2025, in order to stop the foreclosure sale of the Property for the total amount secured by the Association's lien.

If Lovers Lane Condominiums Homeowners' Association, Inc proceeds with the non-judicial foreclosure sale of the property at 4800 Lovers Lane, 502-b, Dallas, TX, 75209, you will lose your ownership interest in the Property, and you or any occupants could be forced to move. **It is very important that you take the time to contact our office or deliver full payment to our office.**

Please note that this letter is being sent in an attempt to collect a debt and any information obtained will be used for that purpose.

In order to stop the sale of the Property and further legal action, you must contact Priscilla Santiago at (281) 203-5706 or by email at priscilla.santiago@steptoe-johnson.com.

Sincerely,

STEPTOE & JOHNSON, PLLC



Oscar Becerra

OFB/ps 117218.00003

ITEMIZATION OF AMOUNT DUE

Year	Type	Amount
2022	Assessment	\$204.00
2022	Late Fee	\$47.00
2023	Assessment	\$5,047.77
2023	Compliance - Fines	\$50.00
2023	Late Fee	\$300.00
2024	Assessment	\$3,515.90
2024	Interest	\$652.79
2024	S&J Attorney Cost	\$471.26
2024	S&J Attorney Fee	\$2,871.00
2025	Assessment	\$540.00
2025	Interest	\$89.91
2025	S&J Attorney Cost	\$333.75
2025	S&J Attorney Fee	\$538.75
Total		\$14,662.13

NOTICE OF SALE

In accordance with:

- (1) the authority conferred upon **Lovers Lane Condominiums Homeowners' Association, Inc** by those certain instruments entitled: (a) "*Condominium Declaration for Lovers Lane Condominiums*", which is filed in the Official Public Records of Real Property of Dallas County, Texas, under Document Number 198400439089, Volume 84043, Page 4104 (b) "*Declaration of Phase II Incorporation*", which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 198401702969, Volume 84170, Page 4499 (c) "*First Amendment to Condominium Declaration for Lovers Lane Condominiums*", which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 198402263476, Volume 84226, Page 1951 (d) "*Declaration of Phase III Incorporation*", which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 198402286218, Volume 84228, Page 2283 (e) "*Declaration of Phase IV Incorporation*", which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 198500843253, Volume 85084, Page 4116, respectively, and all amendments and supplements to the above referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];
- (2) the lien created in the Declaration in favor of **Lovers Lane Condominiums Homeowners' Association, Inc** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and
- (3) the deed recorded in the Official Public Records of Real Property of Dallas County, Texas conveying the property described below to Richard Collard;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Richard Collard resulting from Richard Collard default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on March 4, 2025 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the North Side of the George Allen Courts Building facing 600 Commerce Street, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated by the Commissioner's Court in Dallas County, Texas, or as further

designated by the Dallas County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

UNIT NO. 502 IN BUILDING B AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF LOVERS LANE CONDOMINIUMS, PHASE II, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, RECORDED IN/UNDER VOLUME 84043, PAGE 4101, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO; more commonly known as; 4800 Lovers Lane, 502-b, Dallas, TX 75209

The Substitute Trustee is authorized to represent the **Lovers Lane Condominiums Homeowners' Association, Inc.**, Inc. by virtue of the Appointment of Substitute Trustee. Pursuant to the Appointment of Substitute Trustee and the Texas Property Code § 51.0025, the Substitute Trustee is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Steptoe & Johnson, PLLC, as Substitute Trustee, is representing the Association, whose address is:

Lovers Lane Condominiums Homeowners' Association, Inc
c/o Oscar Becerra
Steptoe & Johnson, PLLC
Attn: POA Department,
6900 Dallas Pkwy #600,
Plano, TX 75024.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LOVERS LANE CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC

The undersigned as authorized agent for The **Lovers Lane Condominiums Homeowners' Association, Inc** does hereby remove the original trustee and all successor substitute trustees and appoints in their stead OSCAR BECERRA, LEAH BURTON, ANDREW L. MARTINEZ, AND/OR BRADY ORTEGO, whose address is Steptoe & Johnson, PLLC, Attn: POA Department, 6900 Dallas Pkwy #600, Plano, TX 75024 as Substitute Trustee(s), who shall hereafter exercise all powers and duties set aside to the said original trustee under the Condominium Declaration for **Lovers Lane Condominiums Homeowners' Association, Inc;** and further does hereby request, authorize, and instruct said Substitute Trustee(s) to conduct and direct the execution of remedies set aside to the beneficiary therein.

2/10/2025

EXECUTED this the ____ day of _____, 2025.

Signed by:

Oscar Becerra

83184A23EAC0492

Oscar Becerra, Leah Burton, Andrew L. Martinez, and/or Brady Ortego, Agent and Trustee for **Lovers Lane Condominiums Homeowners' Association, Inc**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before Me, the undersigned Notary Public, on this day appeared by means of an interactive two-way audio and video communication, Oscar Becerra, 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 and consideration therein expressed. This notarial act was an online notarization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of
2/10/2025, 2025.

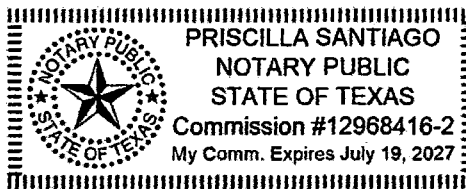
Signed by:

Priscilla Santiago

BB36174F59D54E4...

Notary Public in and for the State of Texas

117218.00003





6900 Dallas Pkwy #600
Plano, TX 75024
Office: (210) 953-0635
Fax: (469) 656-3158
www.steptoe-johnson.com

For assistance, please contact:
Priscilla Santiago
(281) 203-5706
priscilla.santiago@steptoe-johnson.com

February 10, 2025

Richard Colliard
4800 W Lovers Ln
Apt 501-b
Dallas, TX 75209-3187

Sent via certified mail, return receipt requested and regular mail

FILED
2025 FEB 11 AM 10:15
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

RE: NOTICE OF NON-JUDICIAL FORECLOSURE SALE

Foreclosure Sale Date: March 4, 2025

Foreclosure of Lien held by Lovers Lane Condominiums Homeowners' Association, Inc

Property: 4800 Lovers Lane, 501 b, Dallas, TX 75209 (the "Property")

Steptoe-Johnson File Number: 117218.00002

Total Amount Due: \$15,941.40

Dear Property Owner(s):

Please be advised that the undersigned is a duly appointed agent and trustee for Lovers Lane Condominiums Homeowners' Association, Inc ("Association"). As you have been previously notified, you are in default of your obligation to pay to the Association assessments and/or other charges authorized by the applicable restrictive covenants and/or authorized by law that have been posted to the Property's assessment account. As described in the attached Notice of Sale ("Notice"), the Association has requested that the Property be sold to satisfy the unpaid assessments and/or other charges that are secured by the Association's lien on the Property.

Accordingly, please be advised that the Association's agent and trustee shall sell the Property under the terms provided for in the Notice on March 4, 2025. A copy of the Notice is enclosed. Please also be advised that the Notice has been/will be filed of record in the Official Public Records of Real Property of Dallas County, Texas

In addition to foreclosing its lien for the secured amount due on the Property, the Association may, if payment is not made within the time specified, file a lawsuit seeking a personal judgment against you for the amount that is not secured by the Association's lien on the Property, if any. If a lawsuit to collect the unsecured amounts becomes necessary, it will include any additional unsecured charges that post to your assessment account after the date of this letter. Furthermore, the Association will seek recovery of all additional reasonable attorney's fees and costs incurred by the Association in collecting the unsecured amounts.

Please remit payment of the Total Amount Due via certified funds, payable to "Lovers Lane Condominiums Homeowners' Association, Inc", and send to Steptoe & Johnson PLLC, Attn: POA Department, 6900 Dallas Pkwy #600, Plano, TX 75024. CASH AND PERSONAL CHECKS WILL NOT BE ACCEPTED. All payments must be received by this office prior to 10:00 a.m. March 4, 2025, in order to stop the foreclosure sale of the Property for the total amount secured by the Association's lien.

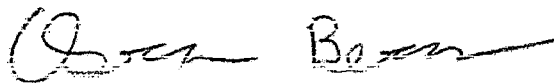
If Lovers Lane Condominiums Homeowners' Association, Inc proceeds with the non-judicial foreclosure sale of the property at 4800 Lovers Lane, 501-b, Dallas, TX, 75209, you will lose your ownership interest in the Property, and you or any occupants could be forced to move. **It is very important that you take the time to contact our office or deliver full payment to our office.**

Please note that this letter is being sent in an attempt to collect a debt and any information obtained will be used for that purpose.

In order to stop the sale of the Property and further legal action, you must contact Priscilla Santiago at (281) 203-5706 or by email at priscilla.santiago@stephoe-johnson.com.

Sincerely,

STEPHOE & JOHNSON, PLLC



Oscar Becerra

ITEMIZATION OF AMOUNT DUE

Year	Type	Amount
2023	Assessment	\$5,289.07
2023	Compliance - Fines	\$100.00
2023	Late Fee	\$300.00
2024	Assessment	\$4,509.60
2024	Assoc. Administrative Fee	\$47.00
2024	Compliance - Administrative Fee	\$170.00
2024	Compliance - Fines	\$175.00
2024	Interest	\$725.38
2024	S&J Attorney Cost	\$419.53
2024	S&J Attorney Fee	\$2,436.00
2025	Assessment	\$694.00
2025	Compliance - Administrative Fee	\$104.00
2025	Interest	\$99.32
2025	S&J Attorney Cost	\$285.00
2025	S&J Attorney Fee	\$587.50
Total		\$15,941.40

NOTICE OF SALE

In accordance with:

- (1) the authority conferred upon **Lovers Lane Condominiums Homeowners' Association, Inc** by those certain instruments entitled: (a) "*Condominium Declaration for Lovers Lane Condominiums*", which is filed in the Official Public Records of Real Property of Dallas County, Texas, under Document Number 198400439089, Volume 84043, Page 4104 (b) "*Declaration of Phase II Incorporation*", which is filed in the Official Public Records of Real Property of Dallas County, Texas, under Document Number 198401702969, Volume 84170, Page 4499 (c) "*First Amendment to Condominium Declaration for Lovers Lane Condominiums*", which is filed in the Official Public Records of Real Property of Dallas County, Texas, under Document Number 198402263476, Volume 84226, Page 1951 (d) "*Declaration of Phase III Incorporation*", which is filed in the Official Public Records of Real Property of Dallas County, Texas, under Document Number 198402286218, Volume 84228, Page 2283 (e) "*Declaration of Phase IV Incorporation*", which is filed in the Official Public Records of Real Property of Dallas County, Texas, under Document Number 198500843253, Volume 85084, Page 4116, respectively, and all amendments and supplements to the above referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];
- (2)
- (3) the lien created in the Declaration in favor of **Lovers Lane Condominiums Homeowners' Association, Inc** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and
- (4) the deed recorded in the Official Public Records of Real Property of Dallas County, Texas conveying the property described below to Richard Collard;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Richard Collard resulting from Richard Collard default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on March 4, 2025 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the North Side of the George Allen Courts Building facing 600 Commerce Street, which location is the area

where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated by the Commissioner's Court in Dallas County, Texas, or as further designated by the Dallas County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

UNIT NO. 501 IN BUILDING B AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF LOVERS LANE CONDOMINIUMS, PHASE II, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, RECORDED IN/UNDER VOLUME 84043, PAGE 4101, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO; more commonly known as; 4800 Lovers Lane, 501-b, Dallas, TX 75209

The Substitute Trustee is authorized to represent the **Lovers Lane Condominiums Homeowners' Association, Inc.**, Inc. by virtue of the Appointment of Substitute Trustee. Pursuant to the Appointment of Substitute Trustee and the Texas Property Code § 51.0025, the Substitute Trustee is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Steptoe & Johnson, PLLC, as Substitute Trustee, is representing the Association, whose address is:

Lovers Lane Condominiums Homeowners' Association, Inc
c/o Oscar Becerra
Steptoe & Johnson, PLLC
Attn: POA Department,
6900 Dallas Pkwy #600,
Plano, TX 75024.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LOVERS LANE CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC

The undersigned as authorized agent for The **Lovers Lane Condominiums Homeowners' Association, Inc** does hereby remove the original trustee and all successor substitute trustees and appoints in their stead OSCAR BECERRA, LEAH BURTON, ANDREW L. MARTINEZ, AND/OR BRADY ORTEGO, whose address is Steptoc & Johnson, PLLC, Attn: POA Department, 6900 Dallas Pkwy #600, Plano, TX 75024 as Substitute Trustee(s), who shall hereafter exercise all powers and duties set aside to the said original trustee under the Condominium Declaration for **Lovers Lane Condominiums Homeowners' Association, Inc;** and further does hereby request, authorize, and instruct said Substitute Trustee(s) to conduct and direct the execution of remedies set aside to the beneficiary therein.

2/10/2025

EXECUTED this the ____ day of _____, 2025.

Signed by:

Oscar Becerra

63184A33EAC0492

Oscar Becerra, Leah Burton, Andrew L. Martinez, and/or Brady Ortego, Agent and Trustee for **Lovers Lane Condominiums Homeowners' Association, Inc**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before Me, the undersigned Notary Public, on this day appeared by means of an interactive two-way audio and video communication, Oscar Becerra, 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 and consideration therein expressed. This notarial act was an online notarization.

2/10/2025 GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

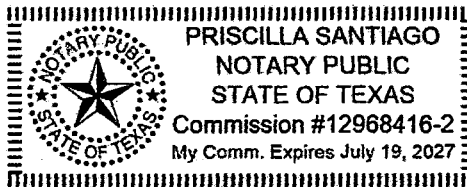
Signed by:

Priscilla Santiago

BB36174E59D54E4

Notary Public in and for the State of Texas

117218.00002



R444
T.S. #: 24-12850

FILED

2025 FEB 11 AM 10:03

Notice of Substitute Trustee Sale

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

T.S. #: 24-12850

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

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

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

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

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Instrument (the "Deed of Trust") is dated 3/11/2024 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 202400051300 recorded on 3/14/2024 in Book N/A Volume N/A, Page N/A of the Real Property Records of Dallas County, Texas.

4016 Flintridge Dr, Dallas, TX 75244

Trustor(s):	4016 FLINTRIDGE DR, DALLAS, TX LLC, A TEXAS LIMITED LIABILITY COMPANY	Original Beneficiary:	CV3 Financial Services, LLC, a Delaware limited liability company
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Current Beneficiary:	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee of ATLAS SP Resi Opportunity Trust IA	Loan Servicer:	CV3 Alpha Trust
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Current Substituted Trustees:	Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

T.S. #: 24-12850

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

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures as more fully described in said Deed of Trust. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$708,750.00, executed by 4016 FLINTRIDGE DR, DALLAS, TX LLC, A TEXAS LIMITED LIABILITY COMPANY AND NEIL BROOKS-BLAKESLEY, and payable to the order of CV3 Financial Services, LLC, a Delaware limited liability company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of 4016 FLINTRIDGE DR, DALLAS, TX LLC, A TEXAS LIMITED LIABILITY COMPANY AND NEIL BROOKS-BLAKESLEY to 4016 FLINTRIDGE DR, DALLAS, TX LLC, A TEXAS LIMITED LIABILITY COMPANY. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee of ATLAS SP Resi Opportunity Trust IA is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee of ATLAS SP Resi Opportunity Trust IA
c/o CV3 Alpha Trust
2101 E El Segundo Blvd.,
El Segundo, CA 90245
949-849-0028

T.S. #: 24-12850

Dated: 2/11/25

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

Donna Stockman

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

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

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 FEB 11 PM 12:47

STATE OF TEXAS *
*
COUNTY OF DALLAS *

KNOW ALL MEN BY THESE PRESENT

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **MARCH 9, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202200077327** 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:

LOT 13, IN BLOCK 16/6017, OF GLENVIEW ADDITION NO. 18, A SUBDIVISION IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 40, PAGE 133 OF MAP RECORDS OF DALLAS COUNTY, TEXAS.
aka: 5271 Pennridge Ln., Dallas, TX 75241.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$140,500.00** 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 SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORKSY, 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

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 sale 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

FILED

NOTICE OF ASSESSMENT LIEN SALE

2025 FEB 11 PM 1:38

STATE OF TEXAS §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

WHEREAS, on or about December 6, 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 In Sun Huffman, the present owner of said real property, to Gatherings at Mercer Crossing Residential Condominium Community, Inc. (the "Association"); and

WHEREAS, the said In Sun Huffman 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 3201, Building 3, The Gatherings at Mercer Crossing Condominium, Phase 1, a Condominium Project in Dallas County, Texas, together with an undivided interest in and to the Limited and General Common Elements, as same are defined in the Condominium Declaration thereof recorded in County Clerk's File No. 201900078750, 201900108195, 201900197713, 201900197714, 201900258465, 201900332816, 201900337468 and 202000110688, Official Public Records of Dallas County, Texas, commonly known as 1735 Wittington Place #3201, Farmers Branch, Texas 75234.

WITNESS my hand this 10th day of February, 2025

GATHERINGS AT MERCER CROSSING
RESIDENTIAL CONDOMINIUM COMMUNITY, 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

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

2025 FEB 11 PM 1:04

JOHN F. WARREN
CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, NEW WAVE HOLDINGS LLC., A TEXAS LIMITED LIABILITY COMPANY delivered that one certain Deed of Trust dated JUNE 5, 2024, which is recorded in INSTRUMENT NO. 202400117832 of the real property records of DALLAS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$545,000.00 payable to the order of NEW SILVER LENDING LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, NS POOL LLC, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


THEREFORE, NOTICE IS HEREBY GIVEN that on MARCH 4, 2025, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN BUILDING FACING COMMERCE STREET BELOW THE OVERHANG).

BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is NS POOL LLC, 2475 ALBANY AVE, STE 203B, WEST HARTFORD, CT 06117. The name and address of the Mortgage Servicer is FCI LENDER SERVICES, INC., P.O. BOX 27370, ANAHEIM, CA 92809. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: FEBRUARY 10, 2025.



**SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ROSALIE C. SCHROEDER**

FILE NO.: FCI-1102
PROPERTY: 6584 GARNER RD
ROWLETT, TEXAS 75088
NEW WAVE HOLDINGS LLC

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

EXHIBIT A

TRACT I:

On the Waters of East Fork of the Trinity River, being part of the C.D. Merrell Survey, Abstract No. 957, and being part of the tract of 20.35 acres conveyed to E.J. Fuqua by M.T. Fuqua, et al, by deed recorded in Volume 1980 at Page 12, of the Deed Records of Dallas County, Texas, and being also quit claimed to E.J. Fuqua by Fay Oliver Degrade under date of December 15, 1960, by instrument now recorded in Volume 5458, Page 400, of the Deed Records of Dallas County, Texas, and a part of a 19.12 acre tract conveyed to E.J. Fuqua by deed as filed in Volume 4252 at Page 90, of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a concrete monument located on the South R.O.W. of Garner Road said road dedicated to the County of Dallas by deed filed in Volume 2318 at Page 635, of the Deed Records of Dallas County, Texas; said concrete monument being the Northeast corner of a 6.45 acre tract conveyed by E.J. Fuqua to the City of Dallas, Texas, recorded in Volume 70062 at Page 360 of the Deed Records of Dallas County, Texas;

THENCE Easterly with South R.O.W. of Garner Road 94.65 feet to stake;

THENCE North 89°01' West with Garner Road 291.46 feet to stake for corner;

THENCE South 02°46' East 104.40 feet to stake for corner;

THENCE North 89°09' East 69.99 feet to Place of Beginning;

THENCE South across Fuqua tract 454.07 feet to stake set in South line of said Fuqua tract for corner;

THENCE North 89°09' East with South line of Fuqua tract 62.32 feet to stake for corner;

THENCE North across Fuqua tract 455.70 feet to stake set on small tracts on Garner Road;

THENCE South 86°19' West with small tracts parallel to Garner Road 32.90 feet to iron stake for corner;

THENCE South 89°09' West with small tracts, 29.48 feet to Place of Beginning and containing 0.65 acres of land, more or less.

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

TRACT II:

SUBJECT TO: a 50 foot easement area dedicated to the public for ingress and egress