

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

2025 FEB 6 AM 10:31

FILED

Matter No.: 120598-TX

Date: January 30, 2025

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: JULIET UCHEOMA, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEED OF TRUST DATED 7/27/2022, RECORDING INFORMATION: Recorded on 8/1/2022, as Instrument No. 202200209149

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT NO. 52 BLOCK NO. A OF MARINER'S COVE - PHASE I, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2000032 AT PAGE 500 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

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

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
c/o Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906

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



Matter No.: 120598-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, WESLEY FOWLER-WILLIAMS, AUCTION.COM, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, CAROL DUNMON, PAYTON HREHA, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

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

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

FILED

25-00022
8018 KINGS CT, ROWLETT, TX 75089

2025 FEB -6 AM 10:31

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

JERRY EDWARD WEAVER
COUNTY CLERK
DALLAS COUNTY
DEPUTY

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

LOT 2, BLOCK KK OF WATERVIEW PHASE THREE, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98203, PAGE 8, MAP RECORDS, DALLAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 20, 2005 and recorded on April 28, 2005 at Instrument Number 3334442 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information: March 4, 2025, at 10:00 AM, 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 JERRY EDWARD WEAVER AND VERONICA WEAVER secures the repayment of a Note dated April 20, 2005 in the amount of \$205,196.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association 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.

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.



4834019

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Shelley Ortolani

Substitute Trustee(s): John Beazley, Bob Dickerson,
Aaron Parker, Logan Thomas, Rick Montgomery,
Phillip Pierceall, Terry Waters, Douglas Rodgers,
Cary Corenblum, Matthew Hansen, Joshua Sanders,
Clay Golden, Craig Muirhead, Shawn Schiller,
Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Michelle Schwartz, Guy Wiggs,
David Stockman, Brenda Wiggs, Denise Boerner,
Donna Stockman, Kathy Arrington, Tim Lewis,
Russell Stockman, Janet Pinder, Breda Wiggs, Carol
Dunmon, Jane Kline, Payton Hreha, Chasity
Lewallen, Ramiro Cuevas, Bruce Miller, Brandy
Bacon, Jamie Dworsky, Stockman Foreclosure
Services Inc., Angela Cooper, Wesley Fowler-
Williams, Carol Dunmon, Jeff Benton

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

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).

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**STATE OF TEXAS §
 §
COUNTY OF DALLAS §**

FILED
2025 FEB - 5 PM 2:30
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Date: February 5, 2025

Borrower: Water Spring, LLC, a Texas limited liability company

Borrower's Address: 860 Willowgate Drive
Prosper, Texas 75078

Holder: Thistle Creek Partners, L.P., a Delaware limited partnership

Holder's Address: 2801 N Thanksgiving Way, Suite 225
Lehi, Utah 84043

Substitute Trustees: H. Brandon Jones and Paul Farmer

Substitute Trustees' Address: 420 Throckmorton Street, Suite 1000
Fort Worth, Texas 76102

Deed of Trust: Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing as amended by that certain First Amendment to Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated January 12, 2024

Date: as of June 21, 2022

Grantor: Water Spring, LLC, a Texas limited liability company

Lender: Thistle Creek Partners, L.P., a Delaware limited partnership

Original Trustee: Stewart Title Guaranty Company

Secures: Promissory Note, dated as of June 21, 2022, in the original principal amount of \$3,797,000.00, executed by Borrower, payable to the order of Lender and currently held by Holder.

Recording: Recorded June 22, 2022, in the Official Public Records of Dallas County, Texas, as Instrument No. 2022-202200172436 with the First Amendment filed in the Official Public Records of Dallas County, Texas as Instrument No. 202400013732.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust (defined above), the description of the real property, improvements, and personal property are also, for the sake of convenience only, described in Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday March 4, 2025

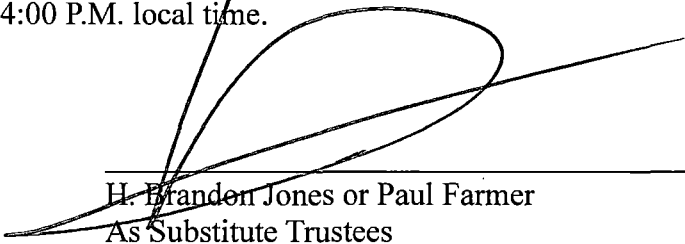
Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 am, and the sale will begin within three hours thereafter.

Place of Sale: The north side of the George Allen Courts Building (600 Commerce St., Dallas, Texas 75202) facing 600 Commerce Street below the overhang or as designated by the Dallas County Commissioners.

Holder has appointed H. Brandon Jones and Paul Farmer, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note has matured and is wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, 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 OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.



H. Brandon Jones or Paul Farmer
As Substitute Trustees

EXHIBIT A

(Property Description)

The certain real property located in Dallas County, Texas, and more particularly described as follows:

Being 2.581 acres of land, situated in the Harrison Blevins Survey, Abstract Number 94, in the City of Rowlett, Dallas County, Texas, being all of a called 2.576 acre tract of land described in a deed to Zi Shun Wang, Angela Li and Min Zhao, recorded in Instrument Number 200900169017, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found for the common corner of said called 2.576 acre tract, and a called 0.32 acre tract of land described in a deed to Jeffry Michael Hyre, recorded in Instrument Number 201200065160, Deed Records, Dallas County, Texas, being in the north line of a called 2.1380 acre tract of land described in a deed to Mike and Nancy Lancaster, recorded in Volume 83213, Page 2548, Deed Records, Dallas County, Texas;

THENCE N 30° 09' 20" W, along the common line of said called 2.756 acre tract and said called 0.32 acre tract, passing 3/8 inch iron rod found for the common corner of said called 0.32 acre tract, and a called 0.66 acre tract of land described in a deed to Chloe Enterprises Inc. recorded in Instrument Number 200600460989, Deed Records, Dallas County, Texas, a total distance of 209.45 feet to a 1/2 inch capped iron rod set stamped "5596" for the common corner of said called 2.576 acre tract, and said called 0.66 acre tract;

THENCE S 43° 12' 15" W, along the common line of said called 2.576 acre tract, and said called 0.66 acre tract, a distance of 208.70 feet to a 1/2 inch capped iron rod set stamped "5596" for the common corner of said called 2.576 acre tract, and said called 0.66 acre tract, said point being in the east right-of-way line of Dalrock Road, (a variable width right-of-way);

THENCE N 17° 04' 45" W, along the west line of said called 2.576 acre tract, and the east right-of-way line of said Dalrock Road, a distance of 138.50 feet to a 1/2 inch capped iron rod set stamped "5596" for the northwest corner of said called 2.576 acre tract, and being the southeast intersection of said Dalrock Road, and Liberty Grove Road (a variable width right-of-way);

THENCE along the north line of said called 2.576 acre tract, and the south right-of-way line of said Liberty Grove Road the following calls:

N 56° 49' 35" E, a distance of 168.98 feet to a 1/2 inch capped iron rod set stamped "5596" for corner;
N 57° 45' 15" E, a distance of 160.48 feet to a 1/2 inch capped iron rod set stamped "5596" for corner;
N 55° 35' 15" E, a distance of 186.70 feet to a 1/2 inch capped iron rod set stamped "5596" for northeast corner of said called 2.576 acre tract, same being the northwest corner of a called 0.993 acre tract of land described in a deed to Earl E. and Judy E. Burnett, recorded in Volume 93234, Page 650, Deed Records, Dallas County, Texas;

THENCE S 47° 30' 45" E, along the common line of said called 2.576 acre tract, and said called 0.993 acre tract, a distance of 200.15 feet to a 1/2 inch capped iron rod set stamped "5596" for the common corner of said called 2.576 acre tract, and said called 2.1380 acre tract;

THENCE S 43° 06' 48" W, along the common line of said called 2.576 acre tract, and said called 2.1380 acre tract, a distance of 424.35 feet to the POINT OF BEGINNING and containing 112,407 square feet or 2.581 acres of land more or less.

DESCRIPTION OF PERSONAL PROPERTY

All of assets of Grantor and in which Grantor has sufficient rights to grant a security interest, including, without limitation, "Accounts", "Cash Proceeds", "Chattel Paper", "Collateral", "Deposit Accounts", "Electronic Chattel Paper", "Equipment", "Fixtures", "General Intangibles", "Goods", "Instruments", "Inventory", "Investment Property", "Letter-of-credit Rights", "Noncash Proceeds", and "Tangible Chattel Paper", as defined in the Uniform Commercial Code. Such assets include, without limitation:

(a) All personal property, (including, without limitation, all goods, supplies, equipment, furniture, furnishings, fixtures, machinery, inventory, construction materials and software embedded in any of the foregoing) in which Grantor now or hereafter acquires an interest or right, which is now or hereafter located on or affixed to the Property or the Improvements or used or useful in the operation, use, or occupancy thereof or the construction of any Improvements thereon, together with any interest of Grantor in and to personal property which is leased or subject to any superior security interest, and all books, records, leases and other agreements, documents, and instruments of whatever kind or character, relating to the Property, Improvements, or such personal property;

(b) All fees, income, rents, issues, profits, earnings, receipts, royalties, and revenues which, after the date hereof and while any portion of the Obligations remains unpaid or unperformed, may accrue from such personal property or any part thereof or from the Property, the Improvements or any other part of the Trust Estate, or which may be received or receivable by Grantor from any hiring, using, letting, leasing, subhiring, subletting, subleasing, occupancy, operation, or use thereof;

(c) All of Grantor's present and future rights to receive payments of money, services, or property, including, without limitation, rights to all deposits from tenants or purchasers of any portion of the Property or Improvements, rights to receive capital contributions or subscriptions from Grantor's partners or shareholders, amounts payable on account of the sale of partnership interests in Grantor or the capital stock of Grantor, accounts and other accounts receivable, deposit accounts, chattel paper (whether tangible or electronic), notes, drafts, contract rights, instruments, general intangibles, and principal, interest, and payments due on account of goods sold or leased, services rendered, loans made or credit extended, together with title to or interest in all agreements, documents, and instruments evidencing securing or guarantying the same;

(d) All other intangible property (and related software) and rights relating to the Property, the Improvements, the personal property described in **Paragraph (a)** above or the operation, occupancy, or use thereof, including, without limitation, all governmental and private contracts, agreements, permits, licenses, and approvals relating to construction on or operation, occupancy, or use of the Property or Improvements, all names under or by which the Property or Improvements may at any time be operated or known, all rights to carry on business under any such names, or any variant thereof, all trade names and trademarks, copyrights, patent and copyright applications and registrations, patterns, designs, drawings, plans and specifications, other proprietary information and intellectual property, and royalties relating in any way to the Property or the Improvements, and all management agreements with respect to the management and operation of the Property, and all goodwill and software in any way relating to the Property or the Improvements.

(e) Grantor's rights under all insurance policies covering the Property, the Improvements, the Personal Property, and the other parts of the Trust Estate and any and all proceeds, loss payments, and premium refunds payable regarding the same;

(f) All reserves, deferred payments, deposits, refunds, cost savings, and payments of any kind relating to the construction of any Improvements on the Property;

(g) All water, water stock and water rights relating to the Property, including, without limitation, (i) the right to use surface water or groundwater on, under, around or appurtenant to the Property, (ii) all decreed rights; (iii) water rights represented by a permit issued by the Texas Department of Water Resources; (iv) diligence rights or claims; (v) approved applications to appropriate; and (vii) unapproved applications to appropriate;

(h) All causes of action, claims, compensation, and recoveries for any damage to, destruction of, or condemnation or taking of the Property, the Improvements, the Personal Property, or any other part of the Trust Estate, or for any conveyance in lieu thereof, whether direct or consequential, or for any damage or injury to the Property, the Improvements, the Personal Property, or any other part of the Trust Estate, or for any loss or diminution in value of the Property, the Improvements, the Personal Property, or any other part of the Trust Estate;

(i) All architectural, structural, mechanical, and engineering plans and specifications prepared for construction of Improvements or extraction of minerals or gravel from the Property and all studies, data, and drawings related thereto; and also all contracts and agreements of Grantor relating to the aforesaid plans and specifications or to the aforesaid studies, data, and drawings or to the construction of Improvements on or extraction of minerals or gravel from the Property;

(j) All of Grantor's rights as a declarant, developer or otherwise, including, without limitation, all voting and other rights under all covenants, conditions and restrictions affecting the Property or the Improvements;

(k) All of Grantor's rights under any agreements affecting the Property, whether now existing or hereafter arising; and

(l) All proceeds from sale or disposition of any of the aforesaid collateral.

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 Lakewood Pointe, executed on January 7, 2000 and recorded under Volume 2000005, Page 5835, et seq., 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, Rowlett-Lakewood Pointe Homeowners Association on June 30, 2022, October 5, 2022, and February 21, 2023, sent notice of default in payment of assessments to **ROBERT LEWIS and AUDREY LEWIS, husband and wife**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **ROBERT LEWIS and AUDREY LEWIS, husband and wife**, have continued to default in the payment of their indebtedness to Rowlett-Lakewood Pointe Homeowners Association and the same is now wholly due, and Rowlett-Lakewood Pointe Homeowners 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 Rowlett-Lakewood Pointe Homeowners Association

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., Rowlett-Lakewood Pointe Homeowners Association 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.

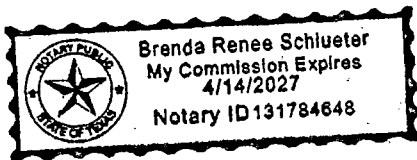
**ROWLETT-LAKEWOOD POINTE
HOMEOWNERS ASSOCIATION**

By: *J. A. Austin III*
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 Rowlett-Lakewood Pointe Homeowners Association, 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.



Brenda Renee Schueter
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 6, Block 18, of LAKEWOOD POINTE, an addition to the City of Rowlett, Dallas County, Texas, according to the Map thereof recorded in Volume 99252, Page 1, of the Map Records of Dallas County, Texas, (the "Property").

FILED

2025 FEB -5 PM 1:47

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Lakewood Pointe, executed on January 7, 2000 and recorded under Volume 2000005, Page 5835, et seq., 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, Rowlett-Lakewood Pointe Homeowners Association on September 25, 2019, March 11, 2020, November 3, 2020, and March 16, 2022, sent notice of default in payment of assessments to **ANTHONY DWAYNE RODERICK ZEIGLER, SR. and PATRICIA REITZELL ZEIGLER, husband and wife**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **ANTHONY DWAYNE RODERICK ZEIGLER, SR. and PATRICIA REITZELL ZEIGLER, husband and wife**, have continued to default in the payment of their indebtedness to Rowlett-Lakewood Pointe Homeowners Association and the same is now wholly due, and Rowlett-Lakewood Pointe Homeowners 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 Rowlett-Lakewood Pointe Homeowners Association

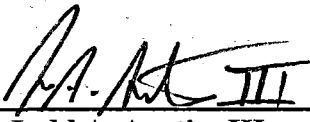
NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of March, 2025, between 10:00 a.m. and 4:00 p.m., Rowlett-Lakewood Pointe Homeowners Association will sell the herein described real estate (including any improvements thereon) at public auction at the area outside on the north side 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.

**ROWLETT-LAKEWOOD POINTE
HOMEOWNERS ASSOCIATION**

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 Rowlett-Lakewood Pointe Homeowners Association, 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 4, Block 6, LAKEWOOD POINTE, an addition to the City of Rowlett, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 99252, Page 1, Map Records, Dallas County, Texas (the "Property").

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

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.

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

LOT 25, IN BLOCK F OF LAKE VALLEY ESTATES, PHASE II, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201100119349 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Commonly known as: **8202 Lake Valley Ct., Rowlett, TX 75089.**

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust, as executed by Jose Moreno Vega and Jennifer Molano on August 7th, 2024 and recorded in the real property records of Dallas County, Texas on August 9th, 2024 as document number 202400159885, the current beneficiary being Gale Force Securities, LLC and Got Your Number 6, LLC who's mailing address is 3025 Yale Drive, Flower Mound, TX 75022 in the original principal amount of \$475,000.00.

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

Date: March 4th, 2025

Time: The sale will begin no earlier than 10:00am or no later than three hours thereafter. The sale will be completed by no later than 1:00 P.M.

Place: The front steps of the Dallas County Courthouse; or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or

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JOHN F. WATKINS
COUNTY CLERK
DALLAS COUNTY
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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.

4. 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.

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.

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.


5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jose Moreno Vega and Jennifer Molano.

6. Obligations Secured. 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: (a) the promissory note in the original principal amount of \$475,000.00, executed by Jose Moreno Vega and Jennifer Molano, and payable to the order of Gale Force Securities, LLC and Got Your Number 6, LLC; (b) all renewals and extensions of the note;

(c) any and all present and future indebtedness of Jose Moreno Vega and Jennifer Molano to Gale Force Securities, LLC and Got Your Number 6, LLC is the current holder of the Obligations and is the beneficiary under the assignment of the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Ryan Daniel of Ryan Daniel, Attorney at Law, PLLC, located at 1525 US Hwy 380, Suite 500, #102, Frisco, Texas 75033, 469-688-0621, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.

Signed:  _____
Ryan Daniel, Attorney at Law PLLC
As Substitute Trustee
Substitute Trustee Address and Phone Number:
1525 US Hwy 380, Suite 500 #102
Frisco, Texas 75033
ryan@ryandaniellaw.com

This notice has been sent to all obligors and all their addresses on file via certified and regular mail from:

Ryan Daniel, Attorney at Law PLLC
1525 US Hwy 380, Suite 500 #102
Frisco, Texas 75033
ryan@ryandaniellaw.com

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.