

FILED

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

MAR 11 PM 3:18

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 2ND day of APRIL, 2024, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 12, BLOCK B/1558, OF WARREN'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY DEED RECORDED IN VOLUME 2004145, PAGE 2797, DEED RECORDS, DALLAS COUNTY, TEXAS. COMMONLY KNOWN AS 3417 PONDROM STREET, DALLAS, TEXAS.

WITNESS MY HAND, this 11 day of March, 2024.


DARRIN W. STANTON, Substitute Trustee

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

FILED

2024 MAR 11 PM 3:18

WHEREAS, on March 15, 2019, ESLIAS ESCUDRA GUITERREZ and MARIA VERONICA GONZALEZ, executed a Deed of Trust conveying to MELANIE E'SILVA, Trustee, the Real Estate hereinafter described, to secure WIN CITYSCAPE, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201900073814, of the Deed of Trust Records of Dallas County, Texas; and

JOHN F. WARREN
CLERK
DALLAS COUNTY
BY _____ DEPUTY

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 2ND day of APRIL, 2024, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

BEING LOT 28, BLOCK B/7615, OF ALTA MESA PARK ESTATES, IN INSTALLMENT A, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 73, PLAT RECORDS, DALLAS COUNTY, TEXAS. MORE COMMONLY KNOWN AS 2715 MORGAN DRIVE, DALLAS, TEXAS.

WITNESS MY HAND, this 11 day of March, 2024.



DARRIN W. STANTON, Substitute Trustee

FILED

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

2024 MAR 11 PM 3:18

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, on SEPTEMBER 16, 2021, EFRAIN RODRIGUEZ VALDEZ, EVELYNN OZUNA and MIGUEL ANGEL OZUNA SANCHEZ, executed a Deed of Trust conveying to MICHAEL H. PATTERSON, Trustee, the Real Estate hereinafter described, to secure BRAJOR VENTURES, LLC., in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 202100279210, of the Deed Records of Dallas County, Texas; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 2ND day of APRIL, 2024, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps at the east side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:
SEE ATTACHED EXHIBIT "A". ALSO KNOWN AS 4511 LELAND AVE, DALLAS, TEXAS.

WITNESS MY HAND, this 11 day of March, 2024.



DARRIN W. STANTON, Substitute Trustee

Exhibit "A"

Part of Lot 11, in Block "B", REAVE'S SOUTH SIDE ADDITION, to the City of Dallas, Texas, described as follows:

BEGINNING at a Point in the Southwest line of Leland Avenue at the North corner of Lot 12, in Block "B", of Reave's South Side Addition to the City of Dallas, Texas, Map of said Addition being of record in Volume 1, Page 190, Map Records of Dallas County, Texas, to which reference is made for a more complete description of same, said starting point being the East corner of Lot 11 of said Addition:

THENCE in a Northwesterly direction along the Southwest line of Leland Avenue, 58 feet to a corner;

THENCE in a Southwesterly direction, parallel with Spencer Street, 150 feet to a corner;

THENCE in a Southeasterly direction parallel with Leland Avenue, 58 feet to the N.W. line of said Lot 12;

THENCE in a Northeasterly direction between Lots 11 and 12, 150 feet to Leland Avenue to the Place of Beginning.

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.

FILED

2024 MAR 11 PM 3:06

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF SUBSTITUTE TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF DALLAS

§

WHEREAS, by that certain Deed of Trust dated as of November 5, 2021, executed by PISCO PROPERTIES, LLC – Series 1 (“Grantor”), to C.L. Landen, III, Trustee, for the benefit of SECURITY NATIONAL BANK OF OMAHA (“Lender”), filed for record as Document Number 202100335828 in the deed records of Dallas County, Texas (the “Deed of Trust”) and any and all addendums and/or modifications to such Deed of Trust, which are incorporated herein for all purposes, Grantor conveyed to Trustee certain property situated in Dallas County, Texas (the “Property”), which Property includes the real property, the improvements thereon as described in the Deed of Trust, said real property being all that certain tract or parcel of land situated in Dallas County, Texas, more fully described in Exhibit “A” attached hereto and made a part hereof for all purposes, to secure the repayment of that certain U.S. Small Business Administration Note dated on or about November 5, 2021, in the original principal amount of \$1,368,000.00, executed by BENCOFF VENTURES, LLC as Maker and payable to the order of Lender, and all renewals, extensions and modifications thereto (the “Note”), and any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, by instrument entitled Appointment of Substitute Trustee, the Lender, the beneficiary of the Note and Deed of Trust, appointed John H. Ivie, III, Katherine M. Thompson, David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, or Kelly Goddard as Substitute Trustee, whose address is 1401 Burnham Dr., Plano, Texas 75093;

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the outstanding principal balance, together with accrued but unpaid interest and other sums owed pursuant to the Note and Deed of Trust (the “Indebtedness”), is now wholly due and payable; and

WHEREAS, the owner and holder of said Note has requested the undersigned to sell all personalty located on the Property in accordance with the terms and provisions of Article 9 of the Texas Business and Commerce Code. The sale of the personalty will be held at the same time and place as the above described real property sale; however, for purposes of determining the scope of this sale conducted pursuant to this paragraph, all personalty and improvements located on the Property shall be deemed realty to the extent permitted by the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on April 2, 2024, no earlier than 11:00 o'clock a.m., nor later than 2:00 o'clock p.m., I, or another duly appointed substitute trustee under the Deed of Trust, will sell the Property and all of the components thereof and all personalty located on the Property in the area designated by the Commissioner's Court of Dallas County, Texas, to the highest bidder for cash (the "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.

EXECUTED this 11th day of March, 2024.


By: 
Katherine M. Thompson
Substitute Trustee

EXHIBIT "A"

LOT 9, FEATHERSTONE'S SUBDIVISION OF BLOCK 1278, AN ADDITION TO THE CITY OF DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 152, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

More commonly known as 4005 Spence Street, Dallas, Texas.

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 MAR 11 PM 12:24

DATE: March 8, 2024

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

DEED OF TRUST:

Date: May 16, 2022

Grantor: CHESSE HOMES LLC

Grantor's County: DALLAS

Beneficiary: BAY MOUNTAIN FUND I LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ED
HENDERSON, GEORGE HAWTHORNE, and ANDREW
MILLS-MIDDLEBROOK

Substitute Trustee's Address:

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

Recorded in: Document No. 202200153788, Real Property Records, Dallas County,
Texas.

PROPERTY:

BEING A PART OF BLOCK G/906 ACCORDING TO THE OFFICIAL MAP OF THE CITY OF DALLAS, TEXAS, AND BEING A PART OF LOT NO. 5, IN BLOCK G OF PRATHER & ARDREY'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 74, PAGE 308, OF THE DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN DEED OF TRUST RECORDED IN DOCUMENT NO. 202200153788, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

Commonly known as 1401 Seegar Street, Dallas, Texas 75215.

NOTE SECURED BY DEED OF TRUST:

Date: May 16, 2022

Original Principal Amount: \$532,300.00

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.): 2nd day of April, 2024.


PLACE OF SALE OF PROPERTY:

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, ED
HENDERSON, GEORGE HAWTHORNE,
and ANDREW MILLS-MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

NOTICE OF TRUSTEE'S SALE
(BY SUBSTITUTE TRUSTEE)

Re: Note evidenced by that certain Real Estate Lien Note dated July 22, 2022, in the Original Principal Amount of \$546,000.00 (the "Note") executed by Xiomara M. Lord as Manager of Lord realty Group, LLC, Xiomara M. Lord, as Individual Borrower, Ezequiel Mendez-Leon as Manager of Lord Realty Group and Ezequiel Mendez-Leon as Individual Borrower to DHLC MORTGAGE, LLC, A LIMITED LIABILITY COMPANY. That Note is secured by a certain Deed of Trust and Security Agreement dated July 22, 2022, (the "Deed of Trust") to Julie Pettit as Trustee for the benefit of DHLC MORTGAGE, LLC. and recorded as Document No. 202200204468 in the Public Real Estate Records of Dallas County, Texas.

Gentleperson(s)

Legal Description of Property:

Lot 7 in Block 7/8187 of Spring Creek Addition No. 4, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 334, Page 1343, Plat Records, Dallas County, Texas

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the Second(2nd) day of April, 2024 between the hours of 10:00 a.m. and 4:00 p.m. the foreclosure sale will be conducted in Dallas County, Texas, in the area of the Courthouse of said county designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioner's Court of said county, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The Trustee's Sale will begin no earlier than 10:00 a.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness.

EXECUTED on this 8 day of March, 2024.



Jim Mills, Ed Henderson, George Hawthorne, Andrew Mills-Middlebrook, Susan Mills, Kathy Arrington, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, or Brandy Bacon, as Successor Substitute Trustee, any to act under and by virtue of said Deed of Trust.

FILED
2024 MAR 11 PM 12:24
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Questions should be directed to: Foreclosure Department
(512)340-0331

Notice of Substitute Trustee's Sale

Date: March 7, 2024

Substitute Trustee: David Garvin, Michelle Schwartz, Kelly Goddard, and Jack Beckman, each acting independently on behalf of Foreclosure Services, LLC or Eric D. Feldman, Cole Emert, Jeremiah L. Garza, and Michael L. Hoffman, each acting independently on behalf of Michael L. Hoffman, P.C..

Substitute Trustee's Address: Foreclosure Services, LLC
8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Note: Note dated October 26, 2022, in the amount of \$553,000.00

Deed of Trust

Date: October 26, 2022

Grantor: B&R Real Estate Holdings, LLC, a Texas limited liability company

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Recording information: Recorded on November 2, 2022, under Clerk's Instrument No. 202200285262 of the official public records of Dallas County, Texas

PROPERTY:

LOT TEN (10), IN BLOCK 9/5085, OF GREENHILL PARK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 23, PAGE 183, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Commonly known as: 9459 Green Terrace Dr. Dallas, TX 75220

County: Dallas County

Date of Sale (first Tuesday of month): April 2, 2024

Time of Sale: The earliest time at which the sale shall occur is 11:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

2024 MAR 11 AM 10:05
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS..

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 has David Garvin, Michelle Schwartz, Kelly Goddard, and Jack Beckman, each acting independently on behalf of Foreclosure Services, LLC or Eric D. Feldman, Cole Emert, Jeremiah L. Garza, and Michael L. Hoffman, each acting independently on behalf of Michael L. Hoffman, P.C., as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David Garvin, Michelle Schwartz, Kelly Goddard, and Jack Beckman, each acting independently on behalf of Foreclosure Services, LLC or Eric D. Feldman, Cole Emert, Jeremiah L. Garza, and Michael L. Hoffman, each acting independently on behalf of Michael L. Hoffman, P.C.

Notice of Substitute Trustee's Sale

Date: March 7, 2024

Substitute Trustee: David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Cole Emert

Substitute Trustee's Address: 8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Note: Note dated January 3, 2023, in the amount of \$377,500.00

Deed of Trust

Date: January 3, 2023

Grantor: Verlin L Moore, Jr.

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Recording information: Recorded on January 10, 2023, under Clerk's Instrument No. 202300005287 of the official public records of Dallas County, Texas

2024 MAR 11 AM 10:05
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

PROPERTY:

LOT 10 IN BLOCK B/7111 OF WHEELER & REUSS EAGLE FORD ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8, PAGE 255, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Commonly known as: 3105 Rutz St, Dallas, TX 75212

County: Dallas County

Date of Sale (first Tuesday of month): April 2, 2024

Time of Sale: The earliest time at which the sale shall occur is 11:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

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

COMMISSIONERS.

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 has David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Cole Emert, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



**David Garvin, Brandy Bacon, Michelle Schwartz,
Guy Wiggs, David Stockman, Donna Stockman,
Janet Pinder, Jamie Dworsky, Angela Cooper,
Kelly Goddard, Cole Emert**

Notice of Substitute Trustee's Sale

Date: March 7, 2024

Substitute Trustee: David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Cole Emert

Substitute Trustee's Address: 8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Note: Note dated September 29, 2022, in the amount of \$465,000.00.

Deed of Trust

Date: September 29, 2022

Grantor: Verlin L Moore, Jr.

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Recording information: Recorded on September 30, 2022, under Clerk's Instrument No. 202200260387 of the official public records of Dallas County, Texas

FILED
2024 MAR 11 AM 10:05
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

PROPERTY:

BEING LOT 5, BLOCK 4/7124 OF VICTORY GARDENS NO. 3, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8, PAGE 109 MAP RECORDS, DALLAS COUNTY, TEXAS.

Commonly known as: 1918 Nomias St, Dallas, TX 75212

County: Dallas County

Date of Sale (first Tuesday of month): April 2, 2024

Time of Sale: The earliest time at which the sale shall occur is 11:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS.

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 has David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Cole Emert, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



**David Garvin, Brandy Bacon, Michelle Schwartz,
Guy Wiggs, David Stockman, Donna Stockman,
Janet Pinder, Jamie Dworsky, Angela Cooper,
Kelly Goddard, Cole Emert**

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2024 MAR 11 AM 10:05

STATE OF TEXAS *
*
COUNTY OF DALLAS *

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

WHEREAS, by Deed of Trust, dated **APRIL 20, 2023**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202300078656** of the Deed Records of **DALLAS** County, Texas, executed by **tSalach Realty Investments II, 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:

LOTS 26 AND 27, BLOCK 17/7163, JOE A. IRWIN ADDITION NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 31, PLAT RECORDS, DALLAS COUNTY, TEXAS.
aka: 4025 & 4029 Ranger Dr., Dallas, TX 75212.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$210,000.00** executed by **tSalach Realty Investments II, 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, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 2nd day of APRIL, 2024**, 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.

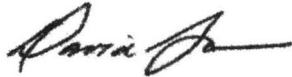
4025 & 4029 Ranger Dr., Dallas, TX 75212

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 sale 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 **8th day of MARCH, 2024.**



David Garvin, 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

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Date: March 8, 2024

Substitute Trustee: **Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Carol Dunmon, Payton Hreha**

Address of Substitute Trustee: 10440 N. Central Expressway, Suite 1550, Dallas, Texas 75231

Holder of Note and Lien: CrossTimbers Capital, Inc.

Note: Promissory Note in original principal amount of \$52,000.00

Deed of Trust:

Date: January 12, 2018.

Grantor: **Armando Leyja, a married person**

Lender: CrossTimbers Capital, Inc.

Recording Information: Instrument Number 201800013878

2024 MAR 12 AM 8:10
 JOHN F. WARREN
 COUNTY CLERK
 DALLAS COUNTY
 BY _____ DEPUTY

FILED

Property:

Being Lot 10, in Block 1850, of A.A. Franklin Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2, Page 250, Map Records of Dallas County, Texas.

Commonly known as 4310 Penelope Street, Dallas, Texas 75215.

County: Dallas County, Texas

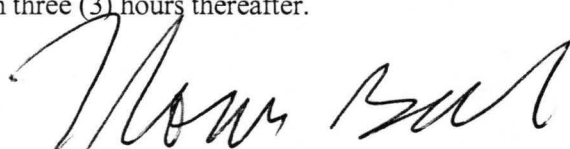
Date of Sale: April 2, 2024. The earliest time at which the sale shall occur is 1:00 p.m.

Time of Sale: 1:00 p.m. – 4:00 p.m.

Place of Sale of Property: At the steps on the east side of the Anderson County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Holder of the Note and Lien has appointed **Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Carol Dunmon, Payton Hreha** or any one of them, as Substitute Trustee under the Deed of Trust. Holder of the Note and Lien has instructed Substitute Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder, for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.



 Thomas K. Broder / Substitute Trustee

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: MARCH 5, 2024

NOTE: Note described as follows:

Date: DECEMBER 27, 2022
Maker: NICHOLAS LEDGISTER
Payee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2023-NQM2, successor to original lender
Original Principal
Amount: \$2,422,500.00

DEED OF TRUST: Deed of Trust described as follows:

Date: DECEMBER 27, 2022
Grantor: NICHOLAS LEDGISTER AND AMY LEDGISTER, HUSBAND AND WIFE
Trustee: CHARLES H. NEWMAN
Beneficiary: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2023-NQM2, successor to original beneficiary
Recorded: INSTRUMENT NO. 202200324835, WHICH WAS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

LENDER: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS

2024 MAR 11 AM 10:06
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF
IMPERIAL FUND MORTGAGE TRUST 2023-NQM2

BORROWER: NICHOLAS LEDGISTER

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, INCLUDING AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address 14208 Hughes Lane, Dallas, Texas 75254)

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

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, TX 75219

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

April 2, 2024, to commence at **11:00 A.M.**, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

THE GEORGE ALLEN COURTS BUILDING, 600 COMMERCE STREET, DALLAS, TX
75202

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other

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

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

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: DECEMBER 27, 2022
Grantor: NICHOLAS LEDGISTER AND AMY LEDGISTER, HUSBAND AND WIFE
Trustee: CHARLES H. NEWMAN
Beneficiary: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2023-NQM2, successor to original beneficiary
Recorded: INSTRUMENT NO. 202200324835, WHICH WAS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, INCLUDING AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address 14208 Hughes Lane, Dallas, Texas 75254)

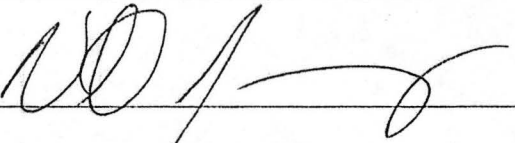
SUBSTITUTE TRUSTEE: DAVID GARVIN, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAIME DWORSKY, ANGELA COOPER, or KELLY GODDARD

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, TX 75219

Each Substitute Trustee is appointed **effective as of March 5, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

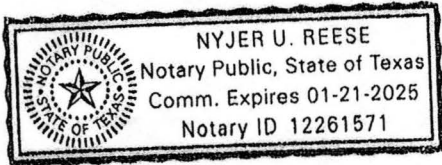
By: 

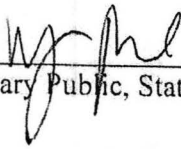
Name: William Jennings, Attorney for A&D MORTGAGE LLC and WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2023-NQM2

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

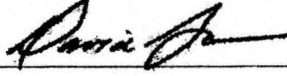
BEFORE ME, the undersigned authority, on this day appeared WILLIAM JENNINGS, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on March 5, 2024.




Notary Public, State of Texas

Notice of Sale executed by:

Name: 
David Garvin

Substitute Trustee

EXHIBIT A

Lot 2, Block 4/8175, Williamsburg at Preston, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat recorded in Volume 78090, Page 1397, Map Records of Dallas County, Texas.

Notice of Foreclosure Sale

March 8, 2024

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.

Deed of Trust and other information:

Regarding the following instruments, among others (collectively, the "Loan Documents"):

Lender: Carolcorp, Inc.

Property address: 1423 Adelaide Dr Dallas TX 75216

Legal description: Lot 13, in Block 7/4348 of Glendale Park, an addition to the City of Dallas, Dallas County Texas according to the Map or Plat thereof recorded in Volume 4, Page 62, of the Map Records of Dallas County Texas

Recording information: 201900194924

Dated: 7/22/2019

Grantor: Marcelino Gonzalez (Debtor/ Borrower)

Holder: Commercial Partnerships LLC

Servicer: Allied Servicing Corporation

Trustee: John Bristol

Substitute Trustee: S. Lee Stevenson, Jr.

Persons appointed as substitute trustee to exercise power of sale under deed of trust:

Brandy Bacon, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, David Ricker, and S. Lee Stevenson, Jr.

Date of Sale: April 2, 2024

Time of sale: Between 11AM-2PM local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.

Address to contact substitute trustees:

S. Lee Stevenson, Jr, Stevenson & Ricker, Eilan at the Rim 17806 IH 10 Suite 300, San Antonio Texas 78257, 210.884.5454, lee@stevensonricker.com

Place: The designated area or location which has been designated by the Commissioners' Court where non-judicial foreclosure sales are to take place in Dallas County, Texas. If the Commissioner's have not designated an area for conducting foreclosure sales, then the sale shall be held at the Dallas County courthouse.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash with payment being a cashiers check, except that the Note bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The successful bidder other than the Note Holder must pay the full purchase price at the time of the sale; the cashier's check must be given immediately after the sale.

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

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

2024 MAR 11 AM 10:06
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

The owner of the Note is also acting as the Mortgage Servicer of the Note. The foreclosure will be conducted by the Note holder's representative.

The address of Mortgage Holder and Servicer is stated above.

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

The Note holder, Servicer or Substitute Trustee reserves the right to postpone, cancel or rescind the Foreclosure Sale at any time. If the sale is canceled or rescinded, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Note holder, Servicer or Substitute Trustee reserves the right to withdraw its last bid and reopen the foreclosure sale for additional bidding. The substitute trustee does not answer questions, respond to telephone calls, emails or texts from potential buyers or bidders prior to the sale; likewise the borrowers must contact the lender or servicer for questions about their loan or the foreclosure process. All information concerning the sale is contained in this Notice of Sale. Once the Foreclosure sale has begun and the opening bid placed, the Trustee or Substitute Trustee will not stop the sale to answer questions or give any information concerning the Foreclosure Sale. The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Note holder. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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



S. Lee Stevenson, Jr.
Attorney for Note holder and Mortgage Servicer
Stevenson & Ricker
Eilan at the Rim

17806 IH 10 Suite 300
San Antonio Texas 78257
Telephone (210) 884-5454
Email: lee@stevensonricker.com

FILED

2024 MAR -8 PM 2:45

NOTICE OF FORECLOSURE SALE
("SUBSTITUTE TRUSTEE'S" SALE)

JOHN F. WARREN

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

DATE OF NOTICE: March 8, 2024

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

DATED: October 26, 2018

GRANTOR: Santos Odir Reyes Alvarez and Erica Jeannett Losoya

TRUSTEE: Ashleigh Renfro

LENDER: Greenhouse Capital, LLC

CURRENT HOLDER: Greenhouse Capital, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 201800293747 of the real property records of Dallas County, Texas.

LEGAL DESCRIPTION & PROPERTY TO BE SOLD: SEE "EXHIBIT A"

(MORE COMMONLY KNOWN AS: 2317 JORDAN STREET, DALLAS, TEXAS 75215)

OBLIGATION SECURE: Deed of Trust or Contract Lien executed by Santos Odir Reyes Alvarez and Erica Jeannett Losoya, securing the payment of the indebtedness in the original principal amount of \$101,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note.** Greenhouse Capital, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: April 2, 2024

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

PLACE: *NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE*

TERMS OF SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash; except that the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

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

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

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Greenhouse Capital, LLC, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

Greenhouse Capital, LLC Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to section 51.0075(a) of the Texas Property Code, any Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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

Name and Address of Sender of Notice:

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

Notice Pursuant to Section 51.0025 of the Texas Property Code

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

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

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

Renfro Law, PLLC



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

CERTIFICATION OF MAILING

Santos Odir Reyes Alvarez
Erica Jeannett Losoya
2317 Jordan Street
Dallas, Texas 75215

DATE SENT: MARCH 8, 2024
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589-0710-5270-0130-6630-11

BY:  _____

I HEREBY CERTIFY THAT ON MARCH 8, 2024, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro

“EXHIBIT A”

BEING THE NORTHEAST 14 FEET OF LOT 20 AND THE SOUTHWEST 28 FEET OF LOT 21, BLOCK A, OF P. T. PEYTON'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 1, PAGE 191 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, BEING A PARCEL OF LAND CONVEYED TO GREENHOUSE CAPITAL, LLC., AS RECORDED IN INSTRUMENT NO. 201800158061 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, AS SHOWN ON SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH YELLOW-CAPPED IRON ROD FOR CORNER, FROM WHICH A FOUND 1/2-INCH IRON PIPE FOR REFERENCE BEARS SOUTH 80 DEGREES 41 MINUTES 52 SECONDS WEST, A DISTANCE OF 0.99 FEET, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF JORDAN STREET, BEING THE SOUTH CORNER OF THE REMAINDER OF LOT 21, BLOCK A OF SAID ADDITION, AND BEING THE EAST CORNER OF SAID GREENHOUSE PARCEL;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 42.00 FEET TO A FOUND 1/2-INCH IRON PIPE FOR CORNER, BEING THE EAST CORNER OF THE REMAINDER OF LOT 20, BLOCK A OF SAID ADDITION;

THENCE NORTH 45 DEGREES 03 MINUTES 56 SECONDS WEST, LEAVING SAID RIGHT-OF-WAY, A DISTANCE OF 119.27 FEET TO A FOUND 1/2-INCH IRON PIPE FOR CORNER, BEING ON THE SOUTHEASTERLY LINE OF LOT 11, BLOCK A OF SAID ADDITION;

THENCE NORTH 45 DEGREES 23 MINUTES 10 SECONDS EAST, A DISTANCE OF 40.87 FEET TO A FOUND 3/8-INCH IRON ROD FOR CORNER, BEING ON THE SOUTHWESTERLY LINE OF LOT 10, BLOCK A OF SAID ADDITION, AND BEING THE WEST CORNER OF SAID LOT 22 REMAINDER;

THENCE SOUTH 45 DEGREES 36 MINUTES 30 SECONDS EAST, A DISTANCE OF 119.00 FEET TO A PLACE OF BEGINNING AND CONTAINING 4,936 SQUARE FEET OR 0.11 OF AN ACRE OF LAND.

(MORE COMMONLY KNOWN AS: 2317 JORDAN STREET, DALLAS, TEXAS 75215)

FILED

STATE OF TEXAS §
COUNTY OF DALLAS §

2024 MAR -8 PM 1:25

JOHN F. WARREN
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BY _____ DEPUTY

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

Notice is hereby given that a public sale, at auction, of the Property (as that term is defined in the Deed of Trust and as used herein) will be held at the date, time and place specified in this notice.

DATE, TIME AND PLACE OF SALE: Tuesday, April 2, 2024 (which is the first Tuesday of that month) between the hours of 10:00 p.m. and 2:00 p.m. (Dallas County, Texas time). The sale will take place at the George Allen Courts Building located at 600 Commerce Street Dallas, Texas 75202, in the area designated by the Commissioners' Court of Dallas County, Texas.

INDEBTEDNESS PROMPTING SALE: That certain promissory note in the original principal amount of \$25,000,000.00 (together with all renewals, extensions, modifications, and replacements thereof, collectively the "**Note**"), dated March 16, 2022, executed by WALNUT HILLS – GREENVILLE AVE, LLC, a Texas limited liability company ("**Borrower**"), payable to the order of United Texas Bank, a Texas state bank ("**Lender**").

DEED OF TRUST AND SECURITY INTERESTS CREATING LIEN THAT IS THE SUBJECT OF SALE: That certain Deed of Trust, Security Agreement, Assignment of Rents, Fixture Filing, and Financing Statement dated March 16, 2022, executed by Borrower, as grantor ("**Grantor**"), to Philip D. Collins, as trustee ("**Trustee**"), for the benefit of Lender, recorded March 18, 2022, as Instrument No. 2022-202200075735 in the Official Public Records of Dallas County, Texas, granting a lien and security interest on real and personal property described in such deed of trust (together with all extensions, modifications, and replacements thereof, collectively the "**Deed of Trust**").

OWNER AND HOLDER OF INDEBTEDNESS AND SECURITY INSTRUMENT: Lender is the sole legal owner and holder of the Note and Deed of Trust and all beneficial interests, rights, and remedies under the Note and Deed of Trust and all other written documents, instruments, or agreements executed, delivered, made or entered into in connection with the Note and Deed of Trust, including, but not limited to, loan documents securing, evidencing, and governing the loan evidenced by the Note (collectively, the "**Loan Documents**").

PROPERTY BEING SOLD: The real property is situated in Dallas County, Texas (the "**Land**"), together with all improvements and all other property more fully described in the Deed of Trust (collectively, the "**Property**"), the Land being described as set forth on Exhibit A

hereto.

SUBSTITUTE TRUSTEE CONDUCTING THE SALE: Lender has appointed **BRIAN W. CLARK, GORDON B. RUSSELL, CHARLES E. ASTER, and LESLIE MCKEE** (each of whose address is 901 Main Street, Suite 5200, Dallas, Texas, 75202 / Phone: (214) 777-4200) (collectively "**Substitute Trustees**" or severally, a "**Substitute Trustee**"), each of whom may act alone, without the necessity of joinder of any other Substitute Trustee in the place and stead of, and to succeed to all the rights, titles, powers, and estates granted under the Deed of Trust to, the Trustee to act under and by virtue of the Deed of Trust to sell the Property for cash and that the proceeds of such sale be applied in accordance with the provisions of the Deed of Trust, the other Loan Documents and under applicable law. Therefore, on the date and at the time and place set forth above, Substitute Trustee will sell the Property to the highest bidder for cash pursuant to the terms of the Deed of Trust and applicable law, subject to the right of Lender to enter a credit bid on the Property, and further subject to the right of Lender to direct Substitute Trustee to postpone and resume the foreclosure sale or to cancel the foreclosure sale in its sole and absolute discretion.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE MORTGAGED PROPERTY WILL BE SOLD AND CONVEYED BY THE SUBSTITUTE TRUSTEE "AS IS," AND THE PURCHASER AT THE FORECLOSURE SALE SHALL ACQUIRE THE FORECLOSED PROPERTY AT THE PURCHASER'S OWN RISK AND "AS IS" AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTY OF TITLE GIVEN TO THE PURCHASER BY AND ON BEHALF OF THE GRANTOR OF THE DEED OF TRUST, ITS SUCCESSORS, ASSIGNS, HEIRS AND LEGAL REPRESENTATIVES BY VIRTUE OF AND PURSUANT TO THE AUTHORITY CONFERRED BY THE DEED OF TRUST, ANY SUCH OTHER WARRANTIES BEING EXPRESSLY DISCLAIMED; AND SUCH PURCHASER IS AND SHALL NOT BE A CONSUMER.

[Signature Page to Follow]

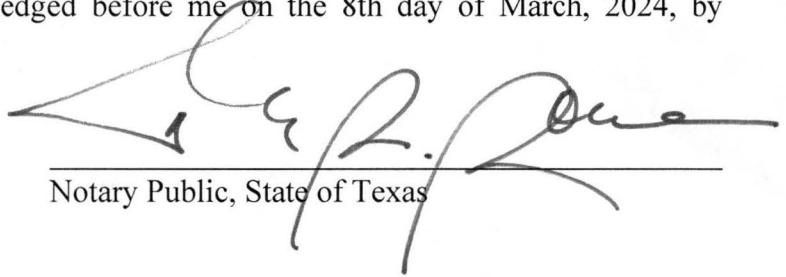
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on the 8th day of March, 2024.



Charles E. Aster, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the 8th day of March, 2024, by Charles E. Aster, as Substitute Trustee.



Notary Public, State of Texas

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

TRACT 1:

BEING Lot 2A, Block 14/6139, Replat of Lot 2, Block 14/6139, Walnut Green Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat recorded in Volume 89009, Page 2581, Map Records, Dallas County, Texas.

TRACT 2: Easement Estate

BEING an Easement Estate created by Cross-Access Easement Agreement dated 01/17/89, filed 01/19/89, recorded in Volume 89012, Page 4137, Deed Records of Dallas County, Texas, in and to all of Lot 2B, in Block 14/6139 of the Replat of Lot 2, Block 14/6139, Walnut Green Addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 89009, Page 2581, Map Records of Dallas County, Texas.

TRACT 3: Easement Estate

BEING an Easement created by Non-Exclusive Common Access Easement Agreement between Crescent Real Estate Equities Limited Partnership, a Delaware limited partnership, and Shurgard/Fremont Partners I, a Washington general partnership, dated 02/24/2000, filed 03/17/2000, recorded in Volume 2000055, Page 1859, Real Property Records, Dallas County, Texas, in and to a portion of SHURGARD ON GREENVILLE ADDITION, an Addition to the City of Dallas, Dallas County, Texas as recorded in Volume 97208, Page 1381, Map Records of Dallas County, Texas.

Notice of Substitute Trustee's Sale

Date: March 7, 2024

Borrower: 14725 Preston, LLC, a Texas limited liability company

Borrower Address: 14719 Preston Road, Dallas, TX 75254

Holder of the Note and Deeds of Trust: Trident Realty Investments, LLC, a Texas limited liability company

Holder of the Note and Deeds of Trust Address: c/o Longhorn III Investments, LLC, 17103 Preston Road, Suite 250, Dallas, TX 75248

Note: Promissory Note dated as of December 30, 2021, executed by 14725 Preston, LLC, a Texas limited liability company, in favor of Trident Realty Investments, LLC, a Texas limited liability company

Indebtedness Secured: \$7,420,000.00

Deed of Trust-1

Title: Deed of Trust Security Agreement - Financing Statement

Date: December 30, 2021

Grantor: 14725 Preston, LLC, a Texas limited liability company

Lender: Trident Realty Investments, LLC, a Texas limited liability company

Recording Information: Document Number 202100390237, in the official public records of Dallas County, Texas

Property: The Property described on Exhibit A-1, attached hereto and made a part hereof, together with all the improvements then, now, or hereafter erected on the property, and all easements, appurtenances, and fixtures, then, now, or hereafter a part of the Property, and including all replacements and additions

County: Dallas County, Texas

Deed of Trust-2

Title: Deed of Trust Security Agreement - Financing Statement

Date: December 30, 2021

Grantor: Signature Place Properties LLC, a Delaware limited liability company

Lender: Trident Realty Investments, LLC, a Texas limited liability company

Recording Information: Document Number 202100390238, in the official public records of Dallas County, Texas

Property: The Property described on Exhibit A-2, attached hereto and

FILED

2024 MAR - 8 AM 10:30

JOHN WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

County: made a part hereof, together with all the improvements then, now, or hereafter erected on the property, and all easements, appurtenances, and fixtures, then, now, or hereafter a part of the Property, and including all replacements and additions
Dallas County, Texas

Substitute Trustee(s): David Garvin, and/or Michelle Schwartz, and/or Kelly Goddard, and/or Cole Emert

Substitute Trustee's(s)
Address: c/o Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179
(817) 236-0064
Attn: David Garvin/Michelle Schwartz/Kelly Goddard

c/o Longhorn Investments
17103 Preston Road, Suite 250
Dallas, Texas 75248
214-420-7312
Attn: Cole Emert

Date of Sale: April 2, 2024

Time of Sale: The earliest time at which the sale shall occur is 11:00 o'clock a.m. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: The area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, located at 600 Commerce Street, Dallas, Texas 75202

Holder of the Note and Deed of Trust-1 and Deed of Trust-2 (collectively, the “Deeds of Trust”) has appointed the Substitute Trustees under the Deeds of Trust upon the contingency and in the manner outlined by the Deeds of Trust and in accordance with the Texas Property Code. Default has occurred under the provisions of the Deeds of Trust and the indebtedness evidenced by the Note and Deeds of Trust is now wholly due. Holder of the Note and Deeds of Trust has instructed the Substitute Trustees to offer the Property described on Exhibit A-1 and the Property described on Exhibit A-2 (collectively, the “Property”) for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, the Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, “AS IS” without any expressed or implied warranties, except as to warranties of title, and at the purchaser’s own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code, and subject to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which have equal or superior priority to the lien and security interest created by the Deeds of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder of the Note and Deeds of Trust may bid by credit against the indebtedness secured by the Deeds of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his or her option, postpone the sale for a reasonable time to permit the highest bidder (it other than Holder of the Note and Deeds of Trust) 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.

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

This Notice of Foreclosure Sale supersedes any prior notice of foreclosure sale.

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of March 7, 2024.

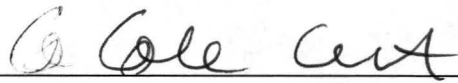
By: 
Name: Cole Emert
Title: Substitute Trustee

EXHIBIT "A-1"

Property Description

TRACT 1 - FEE SIMPLE

All that certain lot, tract or parcel of land situated in the A. Bledsoe Survey, Abstract No. 157, the T. Garvin Survey, Abstract No. 524 and the F. M. Wiggington Survey, Abstract No. 1610, City of Dallas, Dallas County, Texas, and being a part of Lot 1B, Block A/8174, Rostland Subdivision No. 3, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 93079, Page 168, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found at the southeast corner of said Lot 1B, Block A/8174: said point also being the northeast corner of Lot 1B, Block A/8164, Preston on the Lake Replat, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 95009, Page 2969, Map Records, Dallas County, Texas, said point also being on the west right-of-way line of Preston Road (variable width);

THENCE, North 80 degrees 02 minutes 17 seconds West, along the south line of said Lot 1B, Block A/8174, a distance of 599.31 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 1B, Block A/8164, Preston on the Lake Replat and at the northeast corner of Lot 1B, Block F/8166, Jefferson Oaks No. 2 Replat, an Addition to the City of Dallas, Texas, according to the Plat thereof recorded in Volume 95146, Page 3244, Map Records, Dallas County, Texas,

THENCE, North 83 degrees 13 minutes 11 seconds West, along the south line of said Lot 1B, Block A/8174, a distance of 320.05 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found at the southwest corner Lot 1B, Block A/8174;

THENCE, North 00 degrees 08 minutes 18 seconds East, along the west line of said Lot 1B, Block A/8174, passing at a distance of 178.00 feet, the southernmost southeast corner of Rock Creek Apartments, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 78068, Page 925, Map Records, Dallas County, Texas, continuing with the east line of said Rock Creek Apartments, a total distance of 682.92 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE South 89 degrees 45 minutes 33 seconds East across said Lot 1B, Block A/8174, Rostland Subdivision No. 3, a distance of 158.49 feet to an "X" chiseled in concrete for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to an "X" chiseled in concrete for corner;

THENCE North 29 degrees 48 minutes 01 seconds East, a distance of 71.73 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in median, and at the beginning of a curve to the right having a radius of 86.20 feet;

THENCE Southeasterly, with said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 135.41 feet (chord bears South 45 degrees 00 minutes 04 seconds East, 121.91 feet) to a 1/2" iron rod with yellow plastic cap stamped 'RPLS 5034" set for corner;

THENCE North 90 degrees 00 minutes 00 seconds East a distance of 70.04 feet to a 1/2" iron rod with yellow plastic cap stamped 'RPLS 5034" set for corner, at the beginning of a curve to the left having a radius of 151.04 feet;

THENCE Northeasterly, with said curve to the left, through a central angle of 18 degrees 39 minutes 56 seconds, an arc distance of 49.20 feet (chord bears North 81 degrees 24 minutes 51 seconds East, 48.99 feet) to a 1/2" iron rod with yellow plastic cap stamped 'RPLS 5034" set for corner in the west line of Lot 3B, Block A/8174, of Rostland Subdivision Unit 1, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 83219, Page 1729, replatted in Volume 85063, Page 2498, and revised by Certificate of Correction in Volume 86025, Page 1631, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 28.37 feet to an "X" cut in concrete found at the northernmost southeast corner of said Lot 1B, Block A/8174, said point also being the southwest corner of Lot 3B, Block A/8174; said point also being on the north line of Lot 2B, Block A/8174 of said Rostland Subdivision No. 3; said point also being on a curve to the right having a radius of 178.50 feet;

THENCE, with the common line of said Lot 1B and 2B, Block A/8174 the following metes and bounds;

Southwesterly, with said curve to the right, through a central angle of 15 degrees 44 minutes 42 seconds, an arc distance of 49.05 feet (chord bears South 82 degrees 07 minutes 39 seconds West, 48.90 feet) to a "v" cut in concrete found at the end of said curve;

North 90 degrees 00 minutes 00 seconds West, a distance of 70.04 feet to a "X" cut in the concrete found at the northwest corner of said Lot 2B, Block A/8174;

South 00 degrees 00 minutes 00 seconds East, a distance of 152.61 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 66 degrees 05 minutes 38 seconds East, a distance of 18.68 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 50 degrees 36 minutes 15 seconds East, a distance of 84.90 feet to a 1/2-inch iron rod found for an angle corner;

South 73 degrees 21 minutes 15 seconds East, a distance of 47.05 feet to a 1/4-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 44 degrees 50 minutes 15 seconds East, a distance of 29.11 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found for an angle corner;

South 60 degrees 45 minutes 15 seconds East, a distance of 132.91 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 55 degrees 07 minutes 15 seconds East, a distance of 102.62 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 46 degrees 46 minutes 15 seconds East, a distance of 39.95 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 61 degrees 05 minutes 15 seconds East, a distance of 68.32 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 67 degrees 15 minutes 15 seconds East, a distance of 58.15 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found for an angle corner;

South 44 degrees 15 minutes 15 seconds East, a distance of 57.04 feet to a 1/2 inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 62 degrees 59 minutes 15 seconds East, a distance of 44.61 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 88 degrees 12 minutes 15 seconds East, a distance of 35.87 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

North 68 degrees 30 minutes 05 seconds East, a distance of 51.65 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 89 degrees 59 minutes 18 seconds East, a distance of 50.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found at the easternmost northeast corner of said Lot 1B, Block A/8174;

South 03 degrees 20 minutes 42 seconds West, a distance of 109.01 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found at the southeast corner of said Lot 2B, Block A/8174; said point also being on the said west right-of-way line of Preston Road;

THENCE, with the said west right-of-way line of Preston Road, the following metes and bounds;

South 21 degrees 57 minutes 09 seconds West, a distance of 8.71 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 08 degrees 06 minutes 12 seconds West, a distance of 101.24 feet to a point in creek for corner;

South 24 degrees 59 minutes 07 seconds West, a distance of 128.94 feet to the POINT OF BEGINNING and containing 493,667 square feet or 11.33 acres of land.

TRACT 2 - EASEMENT ESTATE

Easement Estate created by that certain Non-Exclusive Parking Easement in Favor of RTI Sports, Inc., executed by and between 1500 Preston II, Inc., a Texas corporation, 15000 Preston Ltd., a Texas limited partnership, and RTI Sports, Inc, a Texas corporation, dated March 7, 1986, filed June 3, 1986, recorded in Volume 86107, Page 3507, Deed Records, Dallas County, Texas.

TRACT 3 - EASEMENT ESTATE

Easement Estate created by that certain Non-Exclusive Parking Easement in Favor of RTI Sports, Inc., executed by and between 1500 Preston II, Inc., a Texas corporation, 15000 Preston Ltd., a Texas limited partnership, and RTI Sports, Inc, a Texas corporation, dated March 7, 1986, filed June 3, 1986, recorded in Volume 86107, Page 3507, Deed Records, Dallas County, Texas, and EASEMENT ESTATE created by that certain Second Non-Exclusive Parking Easement, in Favor of RTI Sports, Inc., executed by and between 1500 Preston II, Inc., a Texas corporation, and RTI Sports, Inc., a Texas corporation, dated February 24, 1989, filed February 27, 1989 recorded in Volume 89039, Page 3346, Deed Records, Dallas County, Texas.

TRACT 4 - EASEMENT ESTATE

Description of a 5.679 acre tract of land situated in the F.M. Wiggington Survey, Abstract No. 1610 and the A. Bledsoe Survey, Abstract No. 157; said tract being part of Lot 3B, Block N8174 of Rostland Subdivision Unit 1, an addition to the City of Dallas, Texas, as recorded in Volume 83219, Page 1729, replatted in Volume 85063, Page 2498, and revised by Certificate of Correction in Volume 86025, Page 1631, Deed Records, Dallas County, Texas; and being parts of Lots 1B, 4B and 4C, Block N8174 of Rostland Subdivision Unit 3, an addition to the City of Dallas, Texas, as recorded in Volume 93079, Page 168, Deed Records, Dallas County, Texas and being part of Signature Center, an addition to the City of Dallas, Texas, as recorded in Volume 92236, Page 5533, Deed Records, Dallas County, Texas; said tract being situated in City of Dallas Block N8174; said tract being a part of Carriage Homes Apartments Addition, an addition to the City of Dallas as recorded in Volume 95030, Page 1997, Deed Records, Dallas County, Texas; said 5.679 acre tract of land being more particularly described as follows:

BEGINNING, at a point for corner in the west right-of-way line of Preston Road (100 foot right-of-way); said point being the southeast corner of said Lot 3B and being the northeast corner of Lot 2B of said Rostland Subdivision Unit 3;

THENCE, in a westerly direction along the south line of said Lot 3B and the north line of said Lot 2B, the following six (6) courses and distances:

West, a distance of 7.40 feet to a point at the beginning of a curve to the right whose center bears North, a distance of 263.50 feet from said point;

Along said curve to the right, through a central angle of 34 degrees 20 minutes 00 seconds, an arc distance of 157.90 feet to a point at the end of said curve;

North 55 degrees 40 minutes 00 seconds West, a distance of 181.40 feet to a point at the beginning of a curve to the left whose center bears South 34 degrees 20 minutes 00 seconds West, an arc distance of 321.50 feet from said point;

Along said curve to the left, through a central angle of 34 degrees 20 minutes 00 seconds, an arc distance of 192.65 feet to a point at the end of said curve;

West, a distance of 40.85 feet to a point at the beginning of a curve to the left whose center bears South, a distance of 121.50 feet from said point;

Along said curve to the left, through a central angle of 32 degrees 51 minutes 37 seconds, an arc distance of 69.68 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears North 32 degrees 51 minutes 37 seconds West, a distance of 178.50 feet from said point;

THENCE, along said curve to the right, through a central angle of 32 degrees 51 minutes 37 seconds, continuing with said south line of Lot 3B and said north line of Lot 2B, at an arc distance of 55.39 feet, passing a "+" cut in concrete found at the southwest corner of said Lot 3B and the easternmost southeast corner of said Lot 1B, continuing with a south line of said Lot 1B, in all, an arc distance of 102.37 feet to a "v" cut in concrete found at the end of said curve;

THENCE, West continuing with the north line of said Lot 2B and said south line of Lot 1B, a distance of 70.04 feet to a "+" cut in concrete found at the beginning of a curve to the right whose center bears North,

a distance of 116.33 feet from said point; said point being the northwest corner of said Lot 2B and an interior corner of Lot 1B;

THENCE, in a northwesterly direction, along said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 182.73 feet to a point for corner at the end of said curve;

THENCE, North a distance of 430.19 feet to a point at an angle point; said point being in the north line of said Lot 1B, and being in the south line of said Lot 4B;

THENCE, North 00 degrees 47 minutes 16 seconds West, a distance of 547.64 feet to a point found at an angle point; said point being in the north line of said Lot 4B and being in the south line of said Signature Center;

THENCE, North parallel to and 7.15 feet east of the west line of said Signature Center, a distance of 815.60 feet to a point at an angle point;

THENCE, North 25 degrees 00 minutes 00 seconds East, a distance of 100.26 feet to a point found for corner; said point being in the north line of said Signature Center and being in the south line of Beltline Road (136 foot right-of-way at this point);

THENCE, North 89 degrees 44 minutes 00 seconds East, along said south right-of-way line of Beltline Road, and said north line of Signature Center, a distance of 55.05 feet to a point for corner;

THENCE, South 25 degrees 00 minutes 00 seconds West, a distance of 97.18 feet to a point at an angle point;

THENCE, South a distance a 803.69 feet to a point for corner; said point being in the north line of a 30 foot wide Access Easement, recorded in Volume 93006, Page 5530, and amended in Volume 93082, Page 427, Deed Records, Dallas County, Texas;

THENCE, East along the north line of said Access Easement, 14.44 feet north of and parallel to the south line of said Signature Center and the north line of said Lot 4B, a distance of 822.67 feet to a point for corner; said point being in said west right-of-way line of Preston Road and being in a curve to the right whose center bears South 86 degrees 56 minutes 27 seconds West, a distance of 4,038.58 feet from said point;

THENCE, in a southerly direction, along said curve to the right, with said west right-of-way line of Preston Road, and said east line of Signature Center, at an arc distance of 14.46 feet passing a point at the southwest corner of said Signature Center and the northeast corner of said Lot 4C, in all, an arc distance of 30.04 feet to a point for corner; said point being in the south line of said Access Easement;

THENCE, West 15.56 feet south of and parallel to the south line of said Signature Center and the north line of said Lot 4C and Lot 4B, a distance of 824.85 feet to a point for corner;

THENCE, South 01 degrees 03 minutes 15 seconds East, a distance of 503.80 feet to a point for corner;

THENCE, South 89 degrees 51 minutes 43 seconds East, a distance of 518.09 feet to a point for corner at the beginning of a curve to the left whose center bears North 00 degrees 08 minutes 17 seconds East, a distance of 33.45 feet from said point;

THENCE, in a northeasterly direction, along said curve to the left, through a central angle of 56 degrees 36 minutes 28 seconds, an arc distance of 33.05 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears South 56 degrees 28 minutes 11 seconds East, a distance of 98.84 feet from said point;

THENCE, in a northeasterly direction, along said curve to the right, through a central angle of 44 degrees 21 minutes 33 seconds, an arc distance of 76.53 feet to a point at the end of said curve; said point being the beginning of a compound curve to the right whose center bears South 12 degrees 06 minutes 38 seconds East, a distance of 73.22 feet from said point;

THENCE, in an easterly direction, along said curve to the right, through a central angle of 48 degrees 29 minutes 06 seconds, an arc distance of 61.96 feet to a point at the end of said curve; said point being a compound curve to the right whose center bears south 36 degrees 22 minutes 28 seconds West, an arc distance of 132.81 feet from said point;

THENCE, in a southeasterly direction, along said curve to right, through a central angle of 16 degrees 26 minutes 08 seconds, an arc distance of 38.10 feet to a point at the end of said curve; said point being the beginning of a curve to the left whose center bears North 52 degrees 48 minutes 36 seconds East, a distance of 35.00 feet from said point;

THENCE, in an easterly direction along said curve to the left, through a central angle of 54 degrees 13 minutes 06 seconds, an arc distance of 33.12 feet to a point at the end of said curve;

THENCE, North 88 degrees 35 minutes 30 seconds East, a distance of 17.63 feet to a point for corner;

THENCE, North 01 degrees 24 minutes 30 seconds West, a distance of 7.00 feet to a point for corner;

THENCE, North 88 degrees 35 minutes 30 seconds East, a distance of 50.00 feet to a point for corner;

THENCE, South 01 degrees 24 minutes 30 seconds East, a distance of 7.00 feet to a point for corner;

THENCE, North 88 degrees 35 minutes 30 seconds East, a distance of 29.93 feet to a point for corner; said point being the southeast corner of said Lot 4E, the easternmost northeast corner of said Lot 4B and being in said west right-of-way line of Preston Road;

THENCE, South 00 degrees 00 minutes 22 seconds West, with said west right-of-way line of Preston Road, and the east line of said Lot 4B, at a distance of 33.35 feet passing the southeast corner of said Lot 4B and the northeast corner of said Lot 3B, continuing with said west line of Preston Road and the west line of Lot 3B, in all, a distance of 75.02 feet to a point for corner;

THENCE, South 88 degrees 35 minutes 30 seconds West, a distance of 107.45 feet to a point at the beginning of a curve to the left whose center bears South 01 degrees 24 minutes 30 seconds East, a distance of 35.00 feet from said point;

THENCE, in a southwesterly direction, along said curve to the left, through a central angle of 46 degrees 55 minutes 02 seconds, an arc distance of 28.66 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears North 48 degrees 19 minutes 32 seconds West, an arc distance of 132.81 feet from said point;

THENCE, in a southwesterly direction, along said curve to the right, through a central angle of 12 degrees 13 minutes 38 seconds, an arc distance of 28.34 feet to a point at the end of said curve; said point being

the beginning of a compound curve to the right whose center bears North 36 degrees 05 minutes 54 seconds West, a distance of 73.22 feet from said point;

THENCE, in a westerly direction, along said curve to the right, through a central angle of 48 degrees 29 minutes 06 seconds, an arc distance of 61.96 feet to a point at the end of said curve; said point being the beginning of a compound curve to the right whose center bears North 12 degrees 23 minutes 12 seconds East, a distance of 98.84 feet from said point;

THENCE, in a northwesterly direction, along said curve to the right, through a central angle of 44 degrees 21 minutes 33 seconds, an arc distance of 76.53 feet to a point at the end of said curve; said point being the beginning of a curve to the left whose center bears South 56 degrees 44 minutes 45 seconds West, an arc distance of 33.45 feet from said point;

THENCE, in a westerly direction, along said curve to the left, through a central angle of 56 degrees 36 minutes 28 seconds, an arc distance of 33.05 feet to a point at the end of said curve;

THENCE, North 89 degrees 51 minutes 43 seconds West, a distance of 518.54 feet to a point for corner;

THENCE, South a distance of 402.83 feet to a point for corner, said point being the beginning of a curve to the left whose center bears East, a distance of 60.00 feet from said point;

THENCE, in a southeasterly direction, along said curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 94.25 feet to a point at the end of said curve;

THENCE, East a distance of 69.55 feet to a point for corner; said point being the beginning of a curve to the left whose center bears North, a distance of 123.50 feet from said point;

THENCE, in a northeasterly direction, along said curve to the left, through a central angle of 32 degrees 51 minutes 37 seconds, an arc distance of 70.83 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears South 32 degrees 51 minutes 37 seconds East, a distance of 176.50 feet from said point;

THENCE, in a northeasterly direction, along said curve to the right, through a central angle of 32 degrees 51 minutes 37 seconds, an arc distance of 101.23 feet to a point at the end of said curve;

THENCE, East a distance of 40.85 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears South, a distance of 376.50 feet from said point;

THENCE, in an easterly direction, along said curve to the right, through a central angle of 34 degrees 20 minutes 00 seconds, an arc distance of 225.61 feet to a point at the end of said curve;

THENCE, South 55 degrees 40 minutes 00 seconds East, a distance of 181.40 feet to a point at the beginning of a curve to the left whose center bears North 34 degrees 20 minutes 00 seconds East, a distance of 208.50 feet from said point;

THENCE, in an easterly direction, along said curve to the left, through a central angle of 34 degrees 20 minutes 00 seconds an arc distance of 124.94 feet to a point at the end of said curve;

THENCE, East a distance of 7.41 feet to a point for corner; said point being in the east line of said Lot 3B and being in the west line of said Preston Road;

THENCE, South 00 degrees 00 minutes 22 seconds West, with said east line of Lot 3B and said west line of Preston Road, a distance of 55.00 feet to the POINT OF BEGINNING;

CONTAINING 247,385 square feet or 5.679 acres of land.

SAVE AND EXCEPT any portion of said tract lying within Lot 1B, Block A/8174 of the Rostland Subdivision No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 93079, Page 168, Map Records, Dallas County, Texas.

EXHIBIT "A-2"

Property Description

TRACT 1 - FEE SIMPLE

All that certain lot, tract or parcel of land situated in the A. Bledsoe Survey, Abstract No. 157, City of Dallas, Dallas County, Texas, and being a part of Lot 1B, Block A/8174, Rostland Subdivision No. 3, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 93079, Page 168, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete at the north most northeast corner of said Lot 1B, Block A/8174, Rostland Subdivision No. 3, and also being the northwest corner of Lot 3B, Block A/8174, of Rostland Subdivision Unit 1, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 83219, Page 1729, replatted in Volume 85063, Page 2498, and revised by Certificate of Correction in Volume 86025, Page 1631, Deed Records, Dallas County, Texas;

THENCE, with the common line of said Lots 1B and 3B, Block A/8174, the following metes and bounds;

South 00 degrees 00 minutes 00 seconds East, a distance of 389.01 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for corner;

North 90 degrees 00 minutes 00 seconds East, a distance of 176.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for corner;

South 00 degrees 00 minutes 00 seconds East, a distance of 122.71 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in a curve to the right having a radius of 151.04 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 18 degrees 39 minutes 56 seconds, an arc distance of 49.20 feet (chord bears South 81 degrees 24 minutes 51 seconds West, 48.99 feet) to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE North 90 degrees 00 minutes 00 seconds West a distance of 70.04 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner, at the beginning of a curve to the right having a radius of 86.20 feet;

THENCE Northwesterly, with said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 135.41 feet (chord bears North 45 degrees 00 minutes 04 seconds West, 121.91 feet) to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE North 00 degrees 00 minutes 00 seconds East a distance of 432.83 feet to an "X" chiseled in concrete for corner in the north most boundary of said Lot 1B, Block A/8174, Rostland Subdivision No. 3;

THENCE North 90 degrees 00 minutes 00 seconds East, a distance of 26.68 feet to the POINT OF BEGINNING and containing 36,064 square feet or 0.83 acres of land.

TRACT 2 - FEE SIMPLE

All that certain lot, tract or parcel of land situated in the A. Bledsoe Survey, Abstract No. 157, City of Dallas, Dallas County, Texas, and being a part of Lot 1B, Block A/8174, Rostland Subdivision No. 3, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 93079, Page 168, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found at the westernmost northwest corner of said Lot 1B, Block A/8174 and at an inner corner of Rock Creek Apartments, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 78068, Page 925, Map Records, Dallas County, Texas;

THENCE, South 89 degrees 22 minutes 44 seconds East, with the south line of said Rock Creek Apartments, a distance of 150.70 feet to a point for corner at the northmost southeast corner of said Rock Creek Apartments;

THENCE, North 00 degrees 00 minutes 00 seconds East, with the east line of said Rock Creek Apartments a distance of 296.12 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found at the northmost northwest corner of said Lot 1B, Block A/8174; said point also being the southwest corner of Lot 4B, Block A/8174, of Rostland Subdivision No- 3;

THENCE, North 90 degrees 00 minutes 00 seconds East, leaving the east line of said Rock Creek Apartments and with the common line of said Lots 1B and 4B, Block A/8174, a distance of 42.82 feet to an "X" chiseled in concrete for corner;

THENCE South 00 degrees 00 minutes 00 seconds East a distance of 432.83 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in median;

THENCE South 29 degrees 48 minutes 01 seconds West, a distance of 71.73 feet to an "X" chiseled in concrete for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to an "X" chiseled in concrete for corner;

THENCE North 89 degrees 45 minutes 33 seconds West, a distance of 158.49 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the west boundary of said Lot 1B, Block A/8174, Rostland Subdivision No. 3 and in the east boundary of said Rock Creek Apartments;

THENCE North 00 degrees 08 minutes 18 seconds East, a distance of 259.92 feet to the POINT OF BEGINNING and containing 69,694 square feet or 1.37 acres of land.

TRACT 3 - EASEMENT ESTATE

Easement Estate created by that certain Non-Exclusive Parking Easement in Favor of RTI Sports, Inc., executed by and between 1500 Preston II, Inc., a Texas corporation, 15000 Preston Ltd., a Texas limited partnership, and RTI Sports, Inc, a Texas corporation, dated March 7, 1986, filed June 3, 1986, recorded in Volume 86107, Page 3507, Deed Records, Dallas County, Texas.

TRACT 4 - EASEMENT ESTATE

Easement Estate created by that certain Non-Exclusive Parking Easement in Favor of RTI Sports, Inc., executed by and between 1500 Preston II, Inc., a Texas corporation, 15000 Preston Ltd., a Texas limited partnership, and RTI Sports, Inc, a Texas corporation, dated March 7, 1986, filed June 3, 1986, recorded in Volume 86107, Page 3507, Deed Records, Dallas County, Texas, and EASEMENT ESTATE created by that certain Second Non-Exclusive Parking Easement, in Favor of RTI Sports, Inc., executed by and between 1500 Preston II, Inc., a Texas corporation, and RTI Sports, Inc., a Texas corporation, dated February 24, 1989, filed February 27, 1989 recorded in Volume 89039, Page 3346, Deed Records, Dallas County, Texas.

TRACT 5 - EASEMENT ESTATE

Description of a 5.679 acre tract of land situated in the F.M. Wigginton Survey, Abstract No. 1610 and the A. Bledsoe Survey, Abstract No. 157; said tract being part of Lot 3B, Block N8174 of Rostland Subdivision Unit 1, an addition to the City of Dallas, Texas, as recorded in Volume 83219, Page 1729, replatted in Volume 85063, Page 2498, and revised by Certificate of Correction in Volume 86025, Page 1631, Deed Records, Dallas County, Texas; and being parts of Lots 1B, 4B and 4C, Block N8174 of Rostland Subdivision Unit 3, an addition to the City of Dallas, Texas, as recorded in Volume 93079, Page 168, Deed Records, Dallas County, Texas and being part of Signature Center, an addition to the City of Dallas, Texas, as recorded in Volume 92236, Page 5533, Deed Records, Dallas County, Texas; said tract being situated in City of Dallas Block N8174; said tract being a part of Carriage Homes Apartments Addition, an addition to the City of Dallas as recorded in Volume 95030, Page 1997, Deed Records, Dallas County, Texas; said 5.679 acre tract of land being more particularly described as follows:

BEGINNING, at a point for corner in the west right-of-way line of Preston Road (100 foot right-of-way); said point being the southeast corner of said Lot 3B and being the northeast corner of Lot 2B of said Rostland Subdivision Unit 3;

THENCE, in a westerly direction along the south line of said Lot 3B and the north line of said Lot 2B, the following six (6) courses and distances:

West, a distance of 7.40 feet to a point at the beginning of a curve to the right whose center bears North, a distance of 263.50 feet from said point;

Along said curve to the right, through a central angle of 34 degrees 20 minutes 00 seconds, an arc distance of 157.90 feet to a point at the end of said curve;

North 55 degrees 40 minutes 00 seconds West, a distance of 181.40 feet to a point at the beginning of a curve to the left whose center bears South 34 degrees 20 minutes 00 seconds West, an arc distance of 321.50 feet from said point;

Along said curve to the left, through a central angle of 34 degrees 20 minutes 00 seconds, an arc distance of 192.65 feet to a point at the end of said curve;

West, a distance of 40.85 feet to a point at the beginning of a curve to the left whose center bears South, a distance of 121.50 feet from said point;

Along said curve to the left, through a central angle of 32 degrees 51 minutes 37 seconds, an arc distance of 69.68 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears North 32 degrees 51 minutes 37 seconds West, a distance of 178.50 feet from said point;

THENCE, along said curve to the right, through a central angle of 32 degrees 51 minutes 37 seconds, continuing with said south line of Lot 3B and said north line of Lot 2B, at an arc distance of 55.39 feet, passing a "+" cut in concrete found at the southwest corner of said Lot 3B and the easternmost southeast corner of said Lot 1B, continuing with a south line of said Lot 1B, in all, an arc distance of 102.37 feet to a "v" cut in concrete found at the end of said curve;

THENCE, West continuing with the north line of said Lot 2B and said south line of Lot 1B, a distance of 70.04 feet to a "+" cut in concrete found at the beginning of a curve to the right whose center bears North,

a distance of 116.33 feet from said point; said point being the northwest corner of said Lot 2B and an interior corner of Lot 1B;

THENCE, in a northwesterly direction, along said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 182.73 feet to a point for corner at the end of said curve;

THENCE, North a distance of 430.19 feet to a point at an angle point; said point being in the north line of said Lot 1B, and being in the south line of said Lot 4B;

THENCE, North 00 degrees 47 minutes 16 seconds West, a distance of 547.64 feet to a point found at an angle point; said point being in the north line of said Lot 4B and being in the south line of said Signature Center;

THENCE, North parallel to and 7.15 feet east of the west line of said Signature Center, a distance of 815.60 feet to a point at an angle point;

THENCE, North 25 degrees 00 minutes 00 seconds East, a distance of 100.26 feet to a point found for corner; said point being in the north line of said Signature Center and being in the south line of Beltline Road (136 foot right-of-way at this point);

THENCE, North 89 degrees 44 minutes 00 seconds East, along said south right-of-way line of Beltline Road, and said north line of Signature Center, a distance of 55.05 feet to a point for corner;

THENCE, South 25 degrees 00 minutes 00 seconds West, a distance of 97.18 feet to a point at an angle point;

THENCE, South a distance a 803.69 feet to a point for corner; said point being in the north line of a 30 foot wide Access Easement, recorded in Volume 93006, Page 5530, and amended in Volume 93082, Page 427, Deed Records, Dallas County, Texas;

THENCE, East along the north line of said Access Easement, 14.44 feet north of and parallel to the south line of said Signature Center and the north line of said Lot 4B, a distance of 822.67 feet to a point for corner; said point being in said west right-of-way line of Preston Road and being in a curve to the right whose center bears South 86 degrees 56 minutes 27 seconds West, a distance of 4,038.58 feet from said point;

THENCE, in a southerly direction, along said curve to the right, with said west right-of-way line of Preston Road, and said east line of Signature Center, at an arc distance of 14.46 feet passing a point at the southwest corner of said Signature Center and the northeast corner of said Lot 4C, in all, an arc distance of 30.04 feet to a point for corner; said point being in the south line of said Access Easement;

THENCE, West 15.56 feet south of and parallel to the south line of said Signature Center and the north line of said Lot 4C and Lot 4B, a distance of 824.85 feet to a point for corner;

THENCE, South 01 degrees 03 minutes 15 seconds East, a distance of 503.80 feet to a point for corner;

THENCE, South 89 degrees 51 minutes 43 seconds East, a distance of 518.09 feet to a point for corner at the beginning of a curve to the left whose center bears North 00 degrees 08 minutes 17 seconds East, a distance of 33.45 feet from said point;

THENCE, in a northeasterly direction, along said curve to the left, through a central angle of 56 degrees 36 minutes 28 seconds, an arc distance of 33.05 feet to a point at the end of said curve; said point being the

beginning of a curve to the right whose center bears South 56 degrees 28 minutes 11 seconds East, a distance of 98.84 feet from said point;

THENCE, in a northeasterly direction, along said curve to the right, through a central angle of 44 degrees 21 minutes 33 seconds, an arc distance of 76.53 feet to a point at the end of said curve; said point being the beginning of a compound curve to the right whose center bears South 12 degrees 06 minutes 38 seconds East, a distance of 73.22 feet from said point;

THENCE, in an easterly direction, along said curve to the right, through a central angle of 48 degrees 29 minutes 06 seconds, an arc distance of 61.96 feet to a point at the end of said curve; said point being a compound curve to the right whose center bears south 36 degrees 22 minutes 28 seconds West, an arc distance of 132.81 feet from said point;

THENCE, in a southeasterly direction, along said curve to right, through a central angle of 16 degrees 26 minutes 08 seconds, an arc distance of 38.10 feet to a point at the end of said curve; said point being the beginning of a curve to the left whose center bears North 52 degrees 48 minutes 36 seconds East, a distance of 35.00 feet from said point;

THENCE, in an easterly direction along said curve to the left, through a central angle of 54 degrees 13 minutes 06 seconds, an arc distance of 33.12 feet to a point at the end of said curve;

THENCE, North 88 degrees 35 minutes 30 seconds East, a distance of 17.63 feet to a point for corner;

THENCE, North 01 degrees 24 minutes 30 seconds West, a distance of 7.00 feet to a point for corner;

THENCE, North 88 degrees 35 minutes 30 seconds East, a distance of 50.00 feet to a point for corner;

THENCE, South 01 degrees 24 minutes 30 seconds East, a distance of 7.00 feet to a point for corner;

THENCE, North 88 degrees 35 minutes 30 seconds East, a distance of 29.93 feet to a point for corner; said point being the southeast corner of said Lot 4E, the easternmost northeast corner of said Lot 4B and being in said west right-of-way line of Preston Road;

THENCE, South 00 degrees 00 minutes 22 seconds West, with said west right-of-way line of Preston Road, and the east line of said Lot 4B, at a distance of 33.35 feet passing the southeast corner of said Lot 4B and the northeast corner of said Lot 3B, continuing with said west line of Preston Road and the west line of Lot 3B, in all, a distance of 75.02 feet to a point for corner;

THENCE, South 88 degrees 35 minutes 30 seconds West, a distance of 107.45 feet to a point at the beginning of a curve to the left whose center bears South 01 degrees 24 minutes 30 seconds East, a distance of 35.00 feet from said point;

THENCE, in a southwesterly direction, along said curve to the left, through a central angle of 46 degrees 55 minutes 02 seconds, an arc distance of 28.66 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears North 48 degrees 19 minutes 32 seconds West, an arc distance of 132.81 feet from said point;

THENCE, in a southwesterly direction, along said curve to the right, through a central angle of 12 degrees 13 minutes 38 seconds, an arc distance of 28.34 feet to a point at the end of said curve; said point being the beginning of a compound curve to the right whose center bears North 36 degrees 05 minutes 54 seconds West, a distance of 73.22 feet from said point;

THENCE, in a westerly direction, along said curve to the right, through a central angle of 48 degrees 29 minutes 06 seconds, an arc distance of 61.96 feet to a point at the end of said curve; said point being the beginning of a compound curve to the right whose center bears North 12 degrees 23 minutes 12 seconds East, a distance of 98.84 feet from said point;

THENCE, in a northwesterly direction, along said curve to the right, through a central angle of 44 degrees 21 minutes 33 seconds, an arc distance of 76.53 feet to a point at the end of said curve; said point being the beginning of a curve to the left whose center bears South 56 degrees 44 minutes 45 seconds West, an arc distance of 33.45 feet from said point;

THENCE, in a westerly direction, along said curve to the left, through a central angle of 56 degrees 36 minutes 28 seconds, an arc distance of 33.05 feet to a point at the end of said curve;

THENCE, North 89 degrees 51 minutes 43 seconds West, a distance of 518.54 feet to a point for corner;

THENCE, South a distance of 402.83 feet to a point for corner, said point being the beginning of a curve to the left whose center bears East, a distance of 60.00 feet from said point;

THENCE, in a southeasterly direction, along said curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 94.25 feet to a point at the end of said curve;

THENCE, East a distance of 69.55 feet to a point for corner; said point being the beginning of a curve to the left whose center bears North, a distance of 123.50 feet from said point;

THENCE, in a northeasterly direction, along said curve to the left, through a central angle of 32 degrees 51 minutes 37 seconds, an arc distance of 70.83 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears South 32 degrees 51 minutes 37 seconds East, a distance of 176.50 feet from said point;

THENCE, in a northeasterly direction, along said curve to the right, through a central angle of 32 degrees 51 minutes 37 seconds, an arc distance of 101.23 feet to a point at the end of said curve;

THENCE, East a distance of 40.85 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears South, a distance of 376.50 feet from said point;

THENCE, in an easterly direction, along said curve to the right, through a central angle of 34 degrees 20 minutes 00 seconds, an arc distance of 225.61 feet to a point at the end of said curve;

THENCE, South 55 degrees 40 minutes 00 seconds East, a distance of 181.40 feet to a point at the beginning of a curve to the left whose center bears North 34 degrees 20 minutes 00 seconds East, a distance of 208.50 feet from said point;

THENCE, in an easterly direction, along said curve to the left, through a central angle of 34 degrees 20 minutes 00 seconds an arc distance of 124.94 feet to a point at the end of said curve;

THENCE, East a distance of 7.41 feet to a point for corner; said point being in the east line of said Lot 3B and being in the west line of said Preston Road;

THENCE, South 00 degrees 00 minutes 22 seconds West, with said east line of Lot 3B and said west line of Preston Road, a distance of 55.00 feet to the POINT OF BEGINNING;

CONTAINING 247,385 square feet or 5.679 acres of land.

SAVE AND EXCEPT any portion of said tract lying within Lot 1B, Block A/8174 of the Rostland Subdivision No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 93079, Page 168, Map Records, Dallas County, Texas.