

FILED

Notice of Foreclosure Sale

2024 MAR 12 PM 12:34

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: May 31, 2018

Grantor: Xylo HQ, LLC, Gamma Series, a Texas limited liability company

Trustee: R. Kyle Ballard

Lender: SAJJ Holdings, LLC, a Texas limited liability company

Recorded in: Dallas County, Texas as instrument number 201800147471

Legal Description: THE SOUTH 50 FEET OF THE NORTH 155 FEET OF LOT 6 OF NORTH-O-IRVING ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 179 OF THE MAP RECORDS, DALLAS COUNTY, TEXAS;

Commonly known as: 1304 Pearson St., Irving, Texas 75061;

Secures: Promissory Note in the original principal amount of \$145,000.00, executed by Xylo HQ, LLC, Gamma Series ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Trust Deed.

Substitute Trustee: David L. Pritchard, and Alex Londoff or any of them acting alone.

Substitute Trustee's Addresses: Alex Londoff
1244 Southridge Court, suite 102
Hurst, Texas 76053

David L. Pritchard
1244 Southridge Court, suite 102
Hurst, Texas 76053

Foreclosure Sale:

Date: April 2, 2024

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three**

hours thereafter.

Place: Dallas County Courthouse in Dallas, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

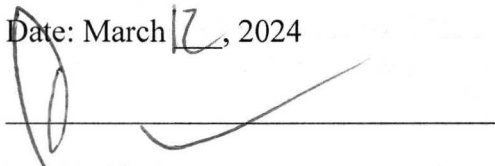
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and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

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.

Date: March 12, 2024



David L. Pritchard
Attorney for Mortgagee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

NOTICE OF SALE

FILED

2024 MAR 12 PM 12: 04

In accordance with:

(1) the authority conferred upon **Grand Treviso Condominium Association, Inc.** by those certain instruments entitled **Condominium Declaration for Grand Treviso Condominiums** (collectively the "Declaration"), which is filed in the *Official Public Records of Real Property of Dallas County, Texas*, under Dallas County Clerk's File Number 2984447, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of **Grand Treviso Condominium Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Dallas County, Texas conveying the property described below to Ligia Brinkman;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Ligia Brinkman resulting from Ligia Brinkman default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on April 2, 2024 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place on the north side of the George Allen Courts Building facing Commerce Street, below the overhang, where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

Being Unit No. 434, of GRAND TREVISO CONDOMINIUMS, a Condominium in the City of Irving, Dallas County, Texas together with an undivided interest in the common elements according to the Declaration recorded in Volume 2004141, Page 61, Condominium Records of Dallas County, Texas. Together with any and all supporting instruments thereto. And more commonly known as 330 East Las Colinas Boulevard #434, Irving, TX 75039

EXECUTED this the 11th day of March, 2024.



Oscar Becerra, Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Leigh McBride, Melissa Mclain, Brittany Olsen, Hisamitsu Shinoda, Christina Tagle, Eric B. Tonsul, Christopher L. Trevino, Derrick Verdun, and/or Kelton Wilkins, Agent and Trustee for Grand Treviso Condominium Association, Inc.

21543-00005

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 2nd day of April 2024; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin no later than three (3) hours after that time. The sale will take place at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Date of Deed of Trust: January 30, 2019

Executed by: Elsie Pineda, a single person

Original Trustee named in Deed of Trust: Tina Hill

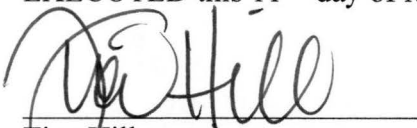
Original amount of Secured Indebtedness: \$142,494.00

Original Beneficiary named in Deed of Trust: Casa Bella Tejas, LLC

Original Holder of Note and Lien: Casa Bella Tejas, LLC

Property described in Deed of Trust: Situated in Dallas County, Texas, and being: Being Lot 35 of Westchester Park Addition No. 2, an addition to the city of Irving, Dallas County, Texas according to the map thereof recorded in Volume 21, Page 109 of the Map records of Dallas County, Texas. Also known as 1528 W 3rd Street, Irving, Texas 75060.

EXECUTED this 11th day of March 2024



Tina Hill
Trustee
1795 Northwest Highway
Garland, Texas 75041
972/271-1700
Tina@hornerealestatelaw.com

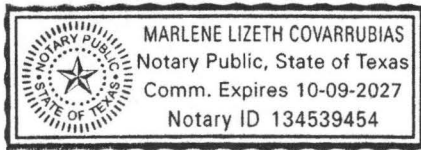
BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2024 MAR 12 AM 11:23

FILED

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11 day of May, 2024,
by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.



Marlene Lizeth Covarrubias
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 2nd day of April 2024; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the Dallas County Courthouse, 600 Commerce Dallas, Texas 75202.

Date of Deed of Trust: October 19, 2020

Executed by: Khaja Ashraf and Burjis Maimona

Original Trustee named in Deed of Trust: Martin A. Garcia

Substitute Trustee: L. Scott Horne

Original amount of Secured Indebtedness: \$247,500.00

Original Beneficiary named in Deed of Trust: Corduroy Homes, LLC

Property described in Deed of Trust: Being Lot 42 in Block B of KING'S COUNTRY ADDITION FIRST INSTALLMENT an Addition to the City of Irving, Dallas County, Texas according to the Map thereof recorded in Volume 51, Page 71, Map Records, Dallas County, Texas.

And more commonly known as 4017 Village Green Drive, Irving, Texas 75038.

Said Deed of Trust is recorded under Document# 202000291119 in the Deed of Trust Records, Dallas County, Texas.

EXECUTED this 11 of MARCH 2024.



L. Scott Horne
Substitute Trustee
1795 Northwest Highway
Garland, Texas 75041
972/271-1700
scott@hornerealestatelaw.com

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2024 MAR 12 AM 11:23

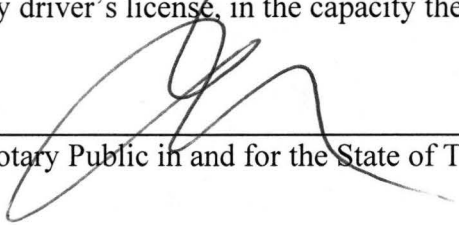
FILED

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11 day of March, 2024, by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041