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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Date of Assignment Execution: January 18th, 2023

Grantor/Borrower: John Marcario Ortiz

Grantor's Address: 310 Royal Oaks Rd Poteet Texas 78065

Holder: TRL HOLDCO B1 LLC

Holder's Address: 5477 Glen Lakes Dr., Suite 120, Dallas, TX 75231

Substitute Trustees: Christopher Welsh, Delaney Kampas, Marcus Morriss

Substitute Trustees'
Address: 4925 Greenville Avenue Suite 200, Dallas, TX 75206

Deed of Trust:

Description: The real property records of Atascosa, Texas,
electronically recorded on January 20th, 2023, as
Instrument # 231262.

Instrument Dated: January 17, 2023

Lender: Texas Pride Lending LLC

Trustee: Michael H Patterson (*see substitute trustee below*)

Secures: Deed of Trust Secured by Homestead ("Security
Agreement") in the original principal amount of
\$340,000.00 executed by John Marcario Ortiz, a Single
Man, and payable to the order of Lender.

Assignment: The Note, the liens and security interests of the Deed of

Trust ("Security Agreement") were transferred and assigned to TRL HOLDCO B1 LLC ("Transferee") by an instrument dated January 18, 2023, recorded electronically in of the real property records of Atascosa County, Texas on March 24, 2023, as Instrument #232626.

Property: Upon the following described property situated in Atascosa County:

Tract 45 of ROYAL OAKS SUBDIVISION, a subdivision in Atascosa County, Texas according to plat recorded in Volume 34, Page(s) 50-52, Plat Records of Atascosa County, Texas.

More commonly known as: 310 Royal Oaks Rd Poteet Texas 78065.

Foreclosure Sale

Date of Sale Tuesday, September 3rd, 2024

Time of Sale The sale is conducted on the first Tuesday of every month between the hours of 10:00 AM and 4:00 PM. If the first Tuesday of a month occurs on January 1st or July 4th, the sale will be conducted between 10:00 AM and 4:00 PM on the first Wednesday of the month. The sale will take place at the Atascosa County Court House, or as designated by the County Commissioners.

Place of Sale: Atascosa County Court House, 1 Courthouse Circle Drive Suite 102 Jourdanton, TX 78026, or as designated by the Court.

Holder has appointed Christopher Welsh, Delaney Kampas, and Marcus Morriss, each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY

RELATING TO TITLE, POSSESSION, OR QUIET ENJOYMENT OR THE LIKE FOR THE PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 p.m. local time.



Christopher Welsh, Esq., Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 15th day of July 2024, by Christopher Welsh, Esq., as substitute trustee.

SEAL:




Notary Public, State of Texas

My Commission Expires: 10/10/2026

Printed Name of Notary: KarisMarie Brynleigh Chambers

After recording return to:

Christopher Welsh
Law Offices of Welsh and Kampas, PLLC
4925 Greenville Ave., Suite 200
Dallas, TX 75206

FILED FOR RECORD
2024 JUL 23 PM 4:00
THELMA DARRASCO
ATASCOSA COUNTY CLERK
BY S. Ochoa DEPUTY