

25TX324-0001
351 SOUTH WHITE CHAPEL BOULEVARD, SOUTHLAKE, TX 76092

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated June 10, 2022 and recorded on June 14, 2022 as Instrument Number D222151829 in the real property records of TARRANT County, Texas, which contains a power of sale.

Sale Information: June 03, 2025, at 11:00 AM, or not later than three hours thereafter, at the west side of the building of the Tarrant County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MIZZMA HOLDINGS, LLC secures the repayment of a Note dated June 10, 2023 in the amount of \$2,639,700.00. THE RAMA FUND, LLC, whose address is c/o FCI Lender Services, Inc., 8180 East Kaiser Blvd., Anaheim Hills, CA 92809, is the current mortgagee of the Deed of Trust and Note and FCI Lender Services, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED

MAY 08 2025

COUNTY CLERK, TARRANT CO., TEXAS
BY _____ DEPUTY



4842531

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Thomas Lester, Bruce Miller, Kinney Lester, Mike Hanley, Cary Corenblum, Matthew Hansen, Joshua Sanders, Ramiro Cuevas, Jami Grady, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Angela Cooper, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Luis Terrazas, Rick Snoke, Steve Shiller, Andrew Garza Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

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

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

Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Thomas Lester, Bruce Miller, Kinney Lester, Mike Hanley, Cary Corenblum, Matthew Hansen, Joshua Sanders, Ramiro Cuevas, Jami Grady, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Angela Cooper, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Luis Terrazas, Rick Snoke, Steve Shiller, Andrew Garza Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 8 day of May, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TARRANT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED
MAY 08 2025
COUNTY CLERK, TARRANT CO., TEXAS
BY _____ DEPUTY

Exhibit A
LEGAL DESCRIPTION

Lot 1R, Aubrey Estates, an Addition to the City of Southlake, Tarrant County, Texas, according to the Map or Plat thereof, recorded in Cabinet A, Page 4514, Plat Records, Tarrant County, Texas, as to Tract 1

Being a portion of Lot 6R of Aubrey Estates, an Addition to the City of Southlake, Tarrant County, Texas, according to the Plat thereof, recorded in Cabinet A, Page 5363, Plat Records of Tarrant County, Texas, same being a portion of that tract of land conveyed to Denny Allen Criswell and Juyeon Criswell, by deed recorded in Instrument No. D210190491, Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

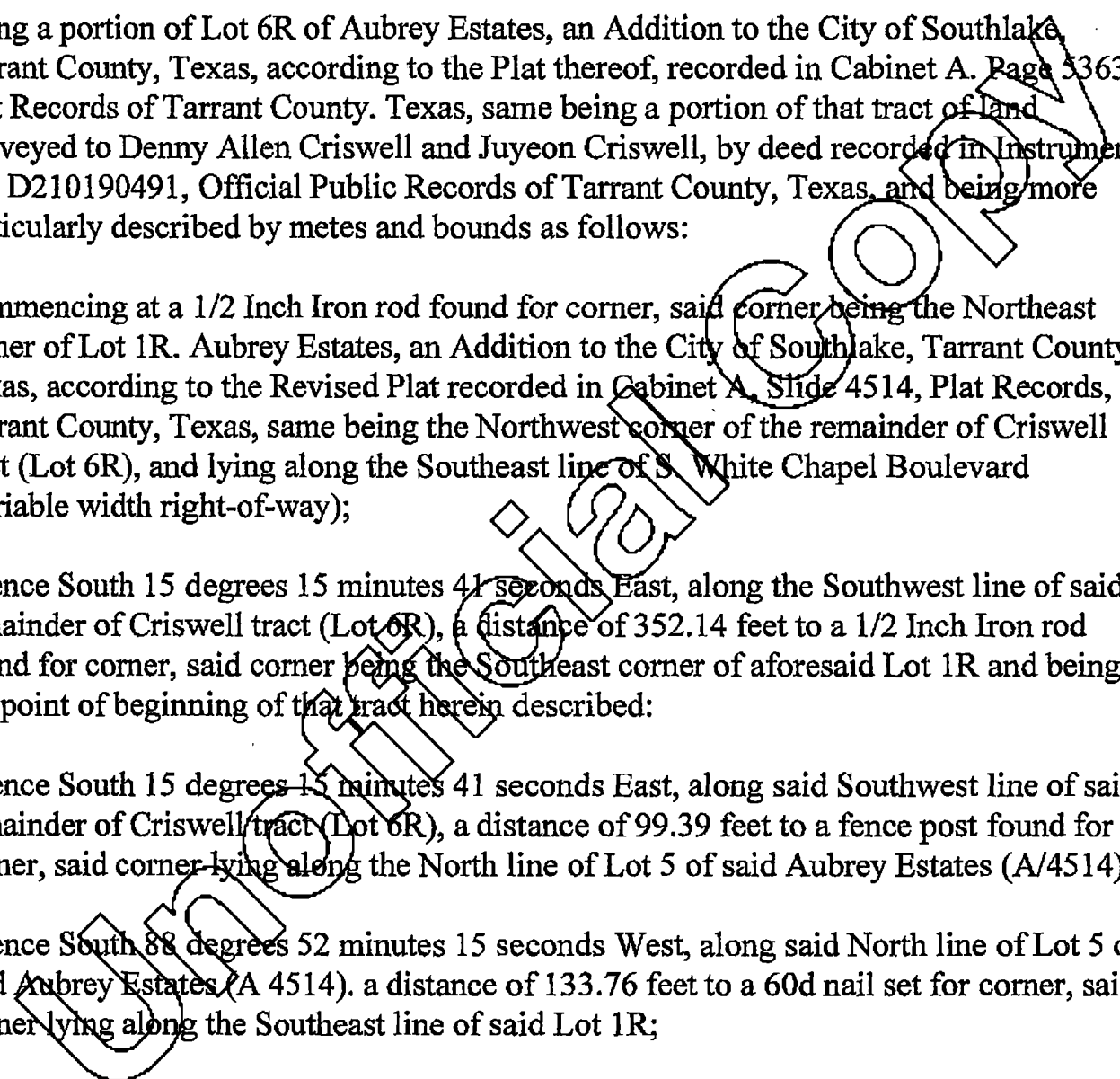
Commencing at a 1/2 Inch Iron rod found for corner, said corner being the Northeast corner of Lot 1R, Aubrey Estates, an Addition to the City of Southlake, Tarrant County, Texas, according to the Revised Plat recorded in Cabinet A, Slide 4514, Plat Records, Tarrant County, Texas, same being the Northwest corner of the remainder of Criswell tract (Lot 6R), and lying along the Southeast line of S. White Chapel Boulevard (variable width right-of-way);

Thence South 15 degrees 15 minutes 41 seconds East, along the Southwest line of said remainder of Criswell tract (Lot 6R), a distance of 352.14 feet to a 1/2 Inch Iron rod found for corner, said corner being the Southeast corner of aforesaid Lot 1R and being the point of beginning of that tract herein described:

Thence South 15 degrees 15 minutes 41 seconds East, along said Southwest line of said remainder of Criswell tract (Lot 6R), a distance of 99.39 feet to a fence post found for corner, said corner lying along the North line of Lot 5 of said Aubrey Estates (A/4514);

Thence South 88 degrees 52 minutes 15 seconds West, along said North line of Lot 5 of said Aubrey Estates (A 4514), a distance of 133.76 feet to a 60d nail set for corner, said corner lying along the Southeast line of said Lot 1R;

Thence North 47 degrees 31 minutes 00 seconds East, along said Southeast line of said Lot 1R, a distance of 145.87 feet to the point of beginning and containing 6,446 square feet or 0.15 acres of land. Tract 2.



FILED
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BY _____ DEPUTY