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FILED FOR RECORD
at 1:02 o'clock PM

FEB 08 2024

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

WHEREAS, on APRIL 8, 2022, tSalach Realty Investments, LLCI, executed a Deed of Trust conveying to JOHN HOLLAND, Trustee, the Real Estate hereinafter described, to secure DR-HOSKINS, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 2022-09254, of the Deed of Trust Records of Hunt 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 5th day of MARCH, 2024, between ten o'clock a.m. and one o'clock p.m.**, I will sell said Real Estate at the steps at the Hunt County Courthouse, 2501 Lee Street, Greenville, Texas 75401, in Collin County, Texas, which is the place designated by the Collin County Commissioner's Court, to the highest bidder for cash.

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

See Exhibit "A" attached hereto for all purposes. More commonly known as 3904 Rees Street, Greenville, Texas 75401.

WITNESS MY HAND, this 8 day of February, 2024.

[Signature]

DARRIN W. STANTON, Substitute Trustee

EXHIBIT "A"

Being a tract of land situated in the Felix R. Foster Survey, Abstract No. 309, Hunt County, Texas, same being a tract of land conveyed to Residential Holdings, LLC, by deed recorded in Instrument No. 2017-04503, Official Public Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a tract of land conveyed to Robert M. Pennington, a single man, by deed recorded in Document No. 2012-1898, Official Public Records of Hunt County, Texas, and being in the West line of Kingston Road (a 40 foot right-of-way);

THENCE South 06 degrees 07 minutes 16 seconds West, along the West line of said Kingston Road, a distance of 194.40 feet to a 3/8 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Harold F. Curtis, Jr., by deed recorded in Volume 795, Page 792, Deed Records of Hunt County, Texas;

THENCE along said Curtis tract the following courses and distances:

South 80 degrees 21 minutes 02 seconds West, a distance of 87.55 feet to a 1/2 inch iron rod found for corner;

South 01 degree 37 minutes 21 seconds West, a distance of 171.00 feet to a 1/2 inch iron rod found for corner;

North 86 degrees 22 minutes 14 seconds East, a distance of 76.73 feet to a 3/8 inch iron rod found for corner, said corner being in the West line of said Kingston Street;

THENCE South 06 degrees 43 minutes 01 second West, along the West line of said Kingston Street, a distance of 29.39 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Steve Harris, a married person, by deed recorded in Volume 917, Page 351, Deed Records of Hunt County, Texas;

THENCE South 89 degrees 10 minutes 55 seconds West, along the North line of said Harris tract, a distance of 75.25 feet to a point for corner, said corner being the Northwest corner of said Harris tract, from which a 5/8 inch square bolt found for witness bears North 54 degrees 05 minutes 27 seconds East, a distance of 2.03 feet;

THENCE South 06 degrees 45 minutes 17 seconds West, along the West line of said Harris tract, a distance of 144.92 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Harris Tract, and being in the North line of N. Rees Street (a Public right-of-way), and being the beginning of a non-tangent curve turning to the right, with a radius of 1382.40 feet, a delta angle of 22 degrees 33 minutes 21 seconds, a chord bearing of North 72 degrees 42 minutes 25 seconds West, and a chord length of 540.71 feet;

THENCE along said curve to the right, along the North line of said N. Rees Street, an arc

length of 544.22 feet to a 1/2 iron rod found for corner said corner being the South corner of a tract of land conveyed to Iglesia De Dios Rowlet "Nuevo Comienzo", by deed recorded in Instrument No. 2018-18275, Official Public Records of Hunt County, Texas;

THENCE North 46 degrees 03 minutes 48 seconds East, along the Southeast line of said Rowlet tract, a distance of 170.52 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Rowlet tract;

THENCE North 55 degrees 50 minutes 46 seconds West, along the Northeast line of said Rowlet tract, a distance of 115.25 feet to a point for corner, said corner being the North corner of said Rowlet tract, same being the East corner of a tract of land conveyed to Miguel Mendoza and Lilliana Salazar, by deed recorded in Instrument No. 2016-12500, Official Public Records of Hunt County, Texas;

THENCE North 64 degrees 47 minutes 06 seconds West, along the Northeast line of said Mendoza/Salazar tract, a distance of 105.34 feet to a point for corner;

THENCE North 68 degrees 58 minutes 19 seconds West, along the Northeast line of said Mendoza/Salazar tract, a distance of 36.93 feet to a point for corner, said corner being the North corner of said Mendoza/Salazar tract, and being the East corner of a tract of land conveyed to Nancy A. Mjelde, a single woman, by deed recorded in Instrument No. 2010-14416, Official Public Records of Hunt County, Texas;

THENCE North 57 degrees 14 minutes 42 seconds West, along the Northeast line of said Mjelde tract, a distance of 170.34 feet to a 3/8 inch iron rod found for corner, said corner being the North corner of said Mjelde tract, and being the East corner of a tract of land conveyed to Guillermo Castrejon, Ashley Castrejon, Gerado Castrejon, Jr., by deed recorded in Instrument No. 2015-5140, Official Public Records of Hunt County, Texas;

THENCE North 53 degrees 16 minutes 23 seconds West, along the Northeast line of said Castrejon tract, a distance of 82.87 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the North corner of said Castrejon tract, same being the Southeast corner of a tract of land conveyed to K & G Builders Inc., by deed recorded in Instrument No. 2019-18864, Official Public Records of Hunt County, Texas, and being the Southwest corner of a tract of land conveyed to Luis Ruben Espinosa, by deed recorded in Instrument No. 2019-01008, Official Public Records of Hunt County, Texas, from which a 1/2 inch iron rod found for witness bears North 35 degrees 06 minutes 42 seconds East, a distance of 0.66 feet;

THENCE North 88 degrees 41 minutes 45 seconds East, along the South line of said Espinosa tract, a distance of 71.14 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Espinosa tract, and being the Southwest corner of a tract of land conveyed to Ralph W. Hollis and wife, Connie L. Hollis, by deed recorded in Volume 312, Page 244, Deed Records of Hunt County, Texas;

THENCE North 89 degrees 48 minutes 23 seconds East, along the South line of said Hollis tract, a distance of 888.21 feet to the POINT OF BEGINNING and containing 302,526 square feet or 6.95 acres of land.