

FILED FOR RECORD
at 1:32 o'clock PM

Property Partnership, LLC, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

JUN 10 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinoja*

Denis Machoka
Sithembile Machoka

101C N Greenville Ave #256 Allen, TX 75002

Sent via first class mail and CMRR # 9489 0178 9820 3039 9603 71 on 06.10.2025

Denis Machoka

Sithembile Machoka

CR 1076, Celeste, TX 75423

Sent via first class mail and CMRR # 9489 0178 9820 3039 9603 95 on 06.10.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Denis Machoka and Sithembile Machoka executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Hunt County, Texas and is recorded under Clerk's File/Instrument Number 2020-05667, to which reference is made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of July, 2025

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Hunt County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

TRACT I: Being a tract of and situated in the George Shelby 640 acre Survey, Abstract No. 963, and in the John Hobbs 320 acre Survey, Abstract No. 456, Hunt County, Texas, same being a portion of that tract of land conveyed to Hal W. Buchanan, by deed recorded in Volume 446, Page 679, Deed Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a point for corner, said corner being a Northeast corner of that tract of land conveyed to Gary Fisher, by deed recorded in Document No. 2013-3039, Official Public Records, Hunt County, Texas, same being along the centerline of County Road 1076 (public right-of-way), and along the West line of that tract of land conveyed to Michael Maurice Brown, by deed recorded in Document No. 2010-11456, Official Public Records, Hunt County, Texas;

THENCE North 89 degrees 23 minutes 25 seconds West, along a South line of said Fisher tract, passing at a distance of 20.00 feet to a 1/2 inch iron rod found on-line for reference, continuing a total distance of 361.82 feet to a 1/2 inch iron rod found for corner, said corner being an "ell" corner of said Fisher tract; THENCE North 00 degrees 15 minutes 33 seconds West, along an East line of said Fisher tract, a distance of 180.78 feet to a fence post for corner, said corner being a Southwest corner of the remainder of said English tract THENCE South 89 degrees 36 minutes 11 seconds East, over and across said remainder tract, passing at a distance of 341.87 feet to a T post found on-line for reference, continuing a total distance of 361.80 feet to a point for corner, said corner being along said centerline of County Road 1076, same being along the West line of that tract of land conveyed to David M. Earl and Roberta B. Walters, by deed recorded in Volume 518, Page 259, Deed Records, Hunt County, Texas; THENCE South 00 degrees 15 minutes 33 seconds East, along said centerline of County Road 1076, a distance of 182.12 feet to the POINT OF BEGINNING and containing 65,645 square feet or 1.51 acres of land. TRACT II: Being a tract of and situated in the George Shelby 640 acre Survey, Abstract No. 963, and in the John Hobbs 320 acre Survey, Abstract No. 456, Hunt County, Texas, same being a portion of that tract of land conveyed to Hal W. Buchanan, by deed recorded in Volume 446, Page 679, Deed Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows COMMENCING at a point for corner, said corner being a Northeast corner of that tract of land conveyed to Gary Fisher, by deed recorded in Document No. 2013-3039, Official Public Records, Hunt County, Texas, same being along the centerline of County Road 1076 (public right-of-way), and along the West line of that tract of land conveyed to Michael Maurice Brown, by deed recorded in Document No. 2010-11456, Official Public Records, Hunt County, Texas; THENCE North 00 degrees 15 minutes 33 seconds West, along said centerline of County Road 1076, a distance of 182.12 feet to a point for corner, said corner being Northeast corner of the remainder of said English tract, same being along the West line of that tract of land conveyed to David M. Earl and Roberta B. Walters, by deed recorded in Volume 518, Page 259, Deed Records, Hunt County, Texas, and being the POINT OF BEGINNING of the herein described tract; THENCE North 89 degrees 36 minutes 11 seconds West, over and across said remainder of said Earl tract, passing at a distance of 19.93 feet to a T post found on-line for reference, continuing a total distance of 361.80 feet to a fence post found for corner, said corner being along the East line of that tract of land conveyed to Gary Fisher, by deed recorded in Document No. 2013-3039, Official Public Records, Hunt County, Texas; THENCE North 00 degrees 15 minutes 33 seconds West, along an East line of said Fisher tract, a distance of 180.78 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Fisher tract, and being along the South line of Wagner Investment Tracts, an Addition to the City of Celeste, Hunt County, Texas, according to the Plat thereof recorded in Volume 400, Page 964, Map Records, Hunt County, Texas; THENCE South 89 degrees 50 minutes 19 seconds East, along said South line of said Wagner Investment Tracts, passing at a distance of 341.88 feet to a 1/2 inch iron rod found on-line for reference, continuing a total distance of 361.79 feet to a point for corner, said corner being the Southeast corner of said Wagner Investment Tracts, and being along said centerline of County Road 1076; THENCE South 00 degrees 15 minutes 33 seconds East, along said centerline of County Road 1076, a distance of 182.27 feet to the POINT OF BEGINNING and containing 65,671 square feet or 1.51 acres of land.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any)

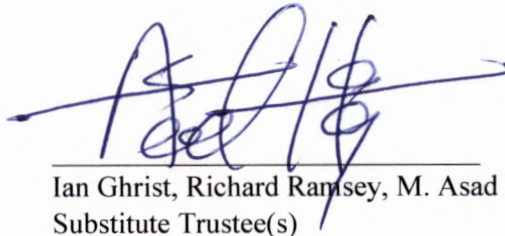
provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

A handwritten signature in blue ink, appearing to read 'Ian Ghrist, Richard Ramsey, M. Asad Hlaq', is written over a horizontal line.

Ian Ghrist, Richard Ramsey, M. Asad Hlaq
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136