

JUN 11 2025

**NOTICE OF TRUSTEE'S SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by

**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.**

1. Terms of Sale: Cash.
2. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust dated June 15, 2023, and recorded on June 26, 2023, as Instrument No. 2023-11740 in the real property records of Hunt County, Texas, Myles Hinchcliffe, an unmarried man, and Katy Jones, an unmarried woman, grantor(s) and Road House Ventures, LLC, mortgagee.
3. Obligations Secured: Deed of Trust executed by Myles Hinchcliffe, an unmarried man, and Katy Jones, an unmarried woman, securing the payment of the indebtedness's in the original principal amount of \$167,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Road House Ventures, LLC is the current mortgagee of the note and Deed of Trust.
4. Property to Be Sold: The property to be sold is described as follows:

**LOT 1, BLOCK 4, REAVILON ADDITION, SECTION 4, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 400, PAGE 18, NOW HELD IN CABINET C, SLIDE 164, PLAT RECORDS, HUNT COUNTY, TEXAS.**

**Also known as: 430 Jeanette Street  
Greenville, TX 75401**

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Date of Sale: July 1, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: The North steps of the Courthouse, including the hallway area 20 feet inside the North door on the 2nd floor. or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED BELOW 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.

In accordance with Section 51.0076 of the Texas Property Code, the undersigned for the mortgage servicer has named and appointed, and by these presents does name and appoint the following person as Substitute Trustee to act under and by virtue of said Deed of Trust:



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Gregory A. Pratt, Trustee  
9201 Warren Pkwy., Ste. 200-3151  
Frisco, TX 75035