

JUL 15 2025

Notice of Substitute Trustee's SaleBECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Landrum***Date:** July 9, 2025**Substitute Trustee:**Randy Daniel, Cindy Daniel, Jim O'Bryant,
Cole Emert.**Substitute Trustee's Address:**8101 Boat Club Road Suite 320
Fort Worth, Texas 76179**Mortgagee:** Trident Realty Investments Atlas SPV, LLC, a Texas limited liability company**Note:** Note dated November 21st, 2024, in the amount of \$196,500.00**Deed of Trust****Date:** November 21st, 2024**Grantor:** Jump It Up Party Rentals LLC**Mortgagee:** Trident Realty Investments Atlas SPV, LLC, a Texas limited liability company**Recording information:** Recorded with the Official Public Records of Hunt County Clerk, Texas on November 26th, 2024, Document #2024-22783.**Property:** See Exhibit A**County:** Hunt County**Date of Sale (first Tuesday of month):** August 5, 2025**Time of Sale:** The earliest time at which the sale shall occur is 1:00 P.M. CT. The sale shall begin at that time or not later than three hours after that time.**Place of Sale:** THE HUNT COUNTY COURTHOUSE BY THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAYS AREA 20 FT. INSIDE ON THE 2ND FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT.

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.

Mortgagee Randy Daniel, Cindy Daniel, Jim O'Bryant, Cole Emert, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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 is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

A handwritten signature in cursive script, appearing to read "Cole Emert", written in black ink.

Randy Daniel, Cindy Daniel, Jim O'Bryant, Cole Emert.

Exhibit A

Being known as Lot 12, Block 9, of South Hill Addition, an addition to Hunt County, Texas, according to the plat thereof recorded in Volume 292, Page 1, of the Plat Records of Hunt County, Texas, same being a tract of land conveyed to Jose L. Penaloza, a single man, by deed recorded in Volume 1554, Page 115; Deed 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 stamped Stovall for corner, said corner being the intersection of the West line of Speedway Street (a 40 foot right-of-way), and being in the North line of Templeton Street (a Public right-of-way);

THENCE South 89 degrees 31 minutes 25 seconds West, along the North line of said Templeton Street, a distance of 54.50 feet to a 1/2 inch iron rod found stamped Stovall for corner, said corner being the Southeast corner of a tract of land conveyed to James Hardaway and wife, Elena Hardaway, by deed recorded in Volume 488, Page 158, Deed Records of Hunt County, Texas;

THENCE North 00 degrees 44 minutes 12 seconds West, along the East line of said Hardaway tract, a distance of 156.68 feet to a point for corner, said corner being the Northeast corner of said Hardaway tract, and being in the South line of a 14 foot Alley, from which a 1/2 inch iron rod found for witness bears 1/2 inch iron rod found for witness bears North 13 degrees 45 minutes 02 seconds West, a distance of 2.15 feet, and from which a 1/2 inch iron rod found for witness bears North 89 degrees 41 minutes 47 seconds East, a distance of 50.00 feet;

THENCE North 89 degrees 41 minutes 47 seconds East, along the South line of said 14 foot Alley, a distance of 54.50 feet to a point for corner, said corner being in the West line of said Speedway Street, from which a 1/2 inch iron rod found for witness bears South 87 degrees 05 minutes 25 seconds East, a distance of 1.11 feet;

THENCE South 00 degrees 44 minutes 14 seconds East, along the West line of said Speedway Street, a distance of 156.52 feet to the POINT OF BEGINNING and containing 8,534 square feet or 0.20 acres of land.