

FILED FOR RECORD
at 4:16 o'clock PM

Mi Casa Rising Phoenix, LLC, a Texas Limited Liability Company, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

JUL 15 2025

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

Abraham Limas

2303 Walworth St, Greenville, TX 75401

Sent via first class mail and CMRR # 9489 0178 9820 3039 9614 08 on 07.15.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Abraham Limas and 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 2022-11638, 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 5th day of August, 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:

Being all that certain lot, tract or parcel of land situated in the L.M. Brizendine Survey, Abstract No. 70, in the City of Greenville, Hunt County, Texas, being a portion of Block 97 of the Original Town of Greenville, being the same land described in deed to Rising Phoenix Real Estate, LLC., a Texas limited liability company, recorded in Instrument No. 2022-03714, Deed Records, Hunt County, Texas (D.R.H.C.T.) and being more particularly described as follows: BEGINNING at a 5/8 inch iron rod found at the intersection of the South line of Walworth Street and in the West line of Gordon Street, at the Northeast corner of said Rising Phoenix Real Estate, LLC tract; THENCE South 00 degrees 04 minutes 14 seconds East, with the said West line of Gordon Street, a distance of 129.77 feet to a 1/2 inch iron rod found at the Northeast corner of a tract of land described in deed to Juan M. Perez and Marisu Perez, recorded in Instrument No. 2010-1643 (D.R.H.C.T.); THENCE North 89 degrees 03 minutes 04 seconds West, a distance of 57.00 feet to a 1/2 inch iron rod found for corner in the North line of said Perez tract, at the Southeast corner of a tract of land described in deed to Travis Jordan Long, a single person, recorded in Instrument No. 2017-11607 (D.R.H.C.T.); THENCE North 00 degrees 03 minutes 55 seconds West, a distance of 130.31 feet

to an "X" found for corner in the said South line of Walworth Street, at the Northeast corner of said Perez tract; THENCE South 88 degrees 30 minutes 30 seconds East, with the said South line of Walworth Street, a distance of 57.00 feet to the PLACE OF BEGINNING and containing 7,410 square feet or 0.17 of an acre 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.



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