

SEP 03 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex
by

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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. Date, Time, and Place of Sale:

Date: October 7, 2025

Time: the sale will begin at 1:00 PM or not later than three hours after that time.

Place: **The sale will take place on the second floor of the Hunt County Courthouse (north side of the second floor lobby) located at 2507 Lee Street, Greenville, Texas 75401.**

2. Terms of Sale: Cash

3. Instrument to be foreclosed: The Instrument to be foreclosed is a June 28, 2017 Commercial Deed of Trust, Security Agreement and Assignment of Rental recorded in the real property records of Hunt County, Texas on July 20, 2017 as instrument no. 2017-09633 with ERG Wolfe City Holdings, LLC as grantors and Mon Ami Realty LLC-Land of Casaer LLC as mortgagee.

4. Obligations secured: Deed of Trust executed by ERG Wolfe City Holdings, LLC, securing the payment of the indebtedness in the original principal amount of \$120,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Mon Ami Realty LLC-Land of Casaer LLC is the current mortgagee of the note and Deed of Trust.

5. Property to be sold: The property to be sold is described as:

See Exhibit A.

6. Appointment of Substitute Trustee: On August 27, 2025, Mon Ami Realty-Land of Caesar LLC removed the original trustee and appointed Andrew D. Thomas as substitute trustee whose address is:

Law Office of Andrew D. Thomas
422 E I-30, Suite F
Royse City, Texas 75189
(469) 965-4500

The Appointment of Substitute Trustee was recorded in the real property records of Hunt County, Texas on August 28, 2025 as instrument no. 2025-15892.

300 W. Crockett Street
Wolfe City, Texas 75496

CERTIFICATE OF POSTING

My name is Rachel Myrick, and my address is Law Office of Andrew D. Thomas, 422 E. I-30, Suite F, Royse City, Texas 75189. I declare under penalty of perjury that on 9/3/25, 2025, I (1) filed this notice of sale at the office of the Hunt County Clerk and (2) posted this notice of sale at the Rockwall County courthouse.

Declarant's Signature: Rachel Myrick

Declarant's Name: Rachel Myrick

Date: 9/3/25

EXHIBIT A

BEING a tract or parcel of land situated in the Town of Wolfe City, Hunt County, Texas, being part of the Uriah Blue Survey, Abstract No. 120, being the called 2.247 acres described in the deed from Selden E. Smith to John K. Smith recorded in the Real property Records of Hunt County in Volume 303 at Page 169 and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said 2.247 acres tract, said corner being on the north right-of-way line of State Highway No. 34 (also known as Crockett Street), said Point of Beginning being N 90°00'00" W 273.41 feet from the west right-of-way line of Manson Street (45 foot right-of-way);

THENCE N 90°00'00" W with the south line of said 2.247 acres tract and said north right-of-way line a distance of 260.87 feet to a 1/2 inch iron rod found at the southwest corner of said 2.247 acres tract, for a corner, said corner being in the east right-of-way line of Austin Street (50 foot right-of-way);

THENCE N 00°12'45" E with the east right-of-way line of Austin Street a distance of 357.38 feet to a 1/2 inch iron rod found in a fence at the northwest corner of said 2.247 acres tract, for a corner, said corner also being on the south line of the 3.663 acre tract described as Tract Two in the deed from Marjorie Louise Smith to Selden Emerson Smith recorded in Volume 716 at Page 223 of the Hunt County Deed Records, said point also being S 89°46'28" E 50.00 feet from a fence corner post on the west right-of-way line of Austin Street;

THENCE S 89°46'28" E along a fence line and south line of said 3.663 acre tract a distance of 272.72 feet to a 1/2 inch iron rod found at the northeast corner of said 2.247 acres tract, for a corner.

THENCE S 02°03'55" W, at 122 feet beginning a back of concrete curb-line on the east side of an asphalt parking lot, at 355 feet passing the end of said parking lot and continuing, for a total distance of 386.55 feet to return to the Place of Beginning and containing 2.247 acres of land and also being known as 300 West Crockett Street.