

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Date: September 15, 2025
Substitute Trustee: **Elliott C. Caldwell, Randy Daniel**
Address of Substitute Trustee: 10440 N. Central Expressway, Suite 1425, Dallas, Texas 75231
Holder of Note and Lien: CrossTimbers Capital, Inc.
Note: Promissory Note in original principal amount of \$170,000.00
Deed of Trust:

Date: May 6, 2024.
Grantor: **Skyline Design Services LLC., a Texas limited liability company**
Lender: **CrossTimbers Capital, Inc.**
Recording Information: Instrument Number 2024-08568

Property:

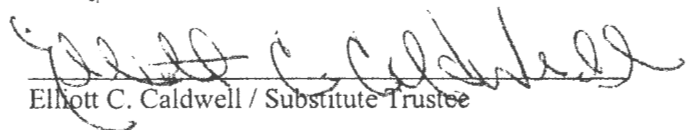
--SEE EXHIBIT A--

County: Hunt County, Texas
Date of Sale: October 7, 2025. The earliest time at which the sale shall occur is 1:00 p.m.
Time of Sale: 1:00 p.m. – 4:00 p.m.
Place of Sale of Property: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Holder of the Note and Lien has appointed **Elliott C. Caldwell, Randy Daniel** or any one of them, as Substitute Trustee under the Deed of Trust. Holder of the Note and Lien has instructed Substitute Trustee to offer the property for sale toward the satisfaction of the Note.

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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.

FILED FOR RECORD
at 8:21 o'clock AM


Elliott C. Caldwell / Substitute Trustee

SEP 16 2025

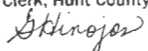
BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

EXHIBIT A

4.

Legal description of land:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING PART OF LOT 1 AND PART OF LOT 4, BLOCK 9, OF JONES BROTHERS ADDITION AS RECORDED IN VOLUME 53, PAGE 244, OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED AS FIRST TRACT IN A DEED FROM LAVERNE HOGUE TO BRET HOLLON, ET UX, AS RECORDED IN VOLUME 205, PAGE 308, OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1" IRON PIPE FOUND FOR CORNER AT THE NORTHWEST CORNER OF THE ABOVE CITED HOLLON TRACT, SAID POINT BEING IN THE EAST LINE OF GORDON STREET;

THENCE N. 89 DEG. 46 MIN. 18 SEC. E. ALONG THE NORTH LINE OF SAID HOLLON TRACT, A DISTANCE OF 107.91 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

THENCE S. 00 DEG. 53 MIN. 24 SEC. E. ALONG A FENCE LINE, AND ALONG THE EAST LINE OF SAID HOLLON TRACT, A DISTANCE OF 92.72 FEET TO A FENCE CORNER POST FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID HOLLON TRACT;

THENCE N. 89 DEG. 43 MIN. 49 SEC. W. ALONG THE SOUTH LINE OF SAID HOLLON TRACT, A DISTANCE OF 109.35 FEET TO A "X" CUT IN CONCRETE FOR CORNER AT THE SOUTHWEST CORNER OF SAID HOLLON TRACT, SAID POINT BEING IN THE EAST LINE OF GORDON STREET;

THENCE NORTH (DIRECTIONAL CONTROL LINE) ALONG THE EAST LINE OF SAID STREET, A DISTANCE OF 91.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.23 ACRES OF LAND.