

DEC 11 2025

**NOTICE OF FORECLOSURE SALE**BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Stinson***Deed of Trust:**

Dated: June 5, 2024  
 Grantor: TIN CUP TAVERN, LLC, a Texas Limited Liability Company  
 Trustee: Matthew C. Aycock  
 Lender: CLIFF SINGER, TRUSTEE OF CLIFF SINGER TRUST, as to an undivided 100% Interest  
 Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company  
 Recorded: **Instrument #2024-10440**, recorded on June 6, 2024, in the official Real Property (Deed) Records of **HUNT County**, Texas  
 Secures: **Promissory Note** ("Note") dated June 5, 2024, in the original principal amount of **\$530,000.00**, executed by **Jeffrey B. Stinson**, Managing Member, on behalf of TIN CUP TAVERN, LLC ("Borrower") and payable to the order of Lender  
 Maturity Date: December 5, 2024

**Legal Description:**

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AS LOT 1 OF THE FINAL PLAT OF STINSON'S CORNER, AN ADDITION TO HUNT COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET H, SLIDE 363, PLAT RECORDS OF HUNT COUNTY, TEXAS, and more commonly known as 3667 E. I-30, Campbell, Texas 75422.**

**Substitute Trustee(s): Bennett M. Wyse, Ted Gambordella, ServiceLink Agency Sales and Posting, LLC, including: Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel and/or Margaret Rosanne Kayl**

**FORECLOSURE SALE:**

Date: **Tuesday, January 6, 2026**  
 Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.  
 Place: **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 HUNT COUNTY COMMISSIONERS COURT**



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender or Loan Servicer passes the Foreclosure Sale, then notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

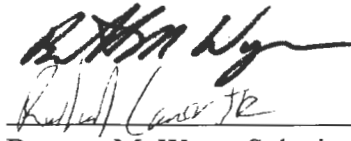
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS**

**THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF  
THE MORTGAGEE OR LOAN SERVICER.**

**SUBSTITUTE TRUSTEE:**

A handwritten signature in black ink, appearing to read "B. M. Wyse", is written over a horizontal line.

Bennett M. Wyse, Substitute Trustee  
Texas State Bar No. 24008315

**PRATT AYCOCK, LTD.**

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