

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 10, 2026

SUBSTITUTE TRUSTEE: RICHARD PAUL CARR JR, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, MARGARET ROSANNE KAYL, JABRIA FOY, HEATHER GOLDEN, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: December 20, 2024

Grantor: PINEGATES LLC, a Texas limited liability company

Beneficiary: STALLION TEXAS REAL ESTATE FUND, LLC

Beneficiary's Mailing Address: c/o Stallion Funding, LLC
10119 Lake Creek Pkwy., Suite 202
Austin, Texas 78729

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2024-24302, Official Public Records of
Hunt County, Texas

Property:

All that certain lot, tract, or parcel of land situated in the City of Greenville, Hunt County, Texas and being Lots 4, 5 and 6, Block A, of Pinegates Village, according to the Plat thereof recorded in Cabinet G, Slide 247, Plat Records, Hunt County, Texas.

And together with all personal property described in the above-referenced deed of trust.

FILED FOR RECORD
at 10:37 o'clock A M

NOTE:

Date: December 20, 2024

Amount: \$3,075,000.00

Debtor: PINEGATES LLC, a Texas limited liability company

FEB 10 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*



Holder: STALLION TEXAS REAL ESTATE FUND, LLC

DATE OF SALE OF PROPERTY:

Tuesday, March 3, 2026, at 1:00 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 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.

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.

Mortgagee 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, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K. WILLIAMS, Trustee and
Attorney for Mortgage Servicer

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

Posted by:



Print name:

Richard Carr Jr