

### NOTICE OF 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. Terms of Sale: Cash.
2. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust dated September 14, 2024, and recorded on September 17, 2024, as Instrument No. 2024-17847 in the real property records of Hunt County, Texas, Ruben Lechuga and Lorena Castillo Quintero, grantor(s) and Aaron Hart and Jessie Compton, with Daulton A. Crouch as Substitute Trustee under the Deed of Trust on behalf of Provest Equity Holdings, LLC, mortgagee.
3. Obligations Secured: Deed of Trust executed Ruben Lechuga, a single man, and Lorena Castillo Quintero, a single woman, securing the payment of the indebtedness's in the original principal amount of \$222,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Provest Equity Holdings, LLC is the current mortgagee of the note and Deed of Trust.

1. Property to Be Sold: The property to be sold is described as follows:

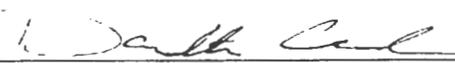
**See Exhibit "A".**

**Also known as: 5463 Co. Rd. 4806, Ladonia, TX 75449  
Ladonia, TX 75449**

Date of Sale: March 3, 2026

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

Place: Hunt County Courthouse, Texas, at the following location: 2507 Lee Street, Greenville, TX 75401 THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR ON SIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

  
\_\_\_\_\_  
Daulton A. Crouch, Trustee  
9201 Warren Pkwy., Ste. 200-3151  
Frisco, TX 75035

FILED FOR RECORD  
at 12:01 o'clock P M

FEB 10 2026

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 

**Exhibit "A"**

Property Description

BEING a tract of land situated in the Calloway Davis Survey, Abstract No. A-227, Hunt County, Texas, being a tract of land described in deed to Leslie Conley, a single person, recorded under Instrument No. 2019-05900, Deed Records, Hunt County, Texas (D.R.H.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in County Road 4806, in the South line of a tract of land described in deed to Harlan L. Harris and Evelyn Harris, recorded in Volume 1345, Page 675 (D.R.H.C.T.), at the Northeast corner of a tract of land described in deed to Robert Lee Speight and wife, Kathy Diane Speight, recorded in Volume 110, Page 343 (D.R.H.C.T.), being the Northwest corner of said Conley tract;

THENCE South 89 deg. 31 min. 52 sec. East, with the said County Road 4806 a distance of 108.72 feet to a 1/2 inch iron rod found for corner at the Northwest corner of a tract of land described in deed to Robert Speight, Sr., recorded in Volume 1407, Page 145 (D.R.H.C.T.);

THENCE South 00 deg. 25 min. 15 sec. East, a distance of 805.98 feet to a 1/2 inch iron rod found for corner in the North line of a tract of land described in deed to Garry Anderson, Michael H. Anderson, Vickie Anderson, and Sharon Anderson, recorded in Volume 1192, Page 20 (D.R.H.C.T.), at the Southwest corner of said Speight tract;

THENCE North 88 deg. 48 min. 22 sec. West, with the said North line a distance of 108.48 feet to a 1/2 inch iron rod found for corner at the Southeast corner of said Speight tract (Volume 110, Page 343);

THENCE North 00 deg. 26 min. 26 sec. West, a distance of 804.61 feet to the PLACE OF BEGINNING and containing 87,433 square feet or 2.01 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.