

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES**

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.

**NOTICE OF SUBSTITUTE TRUSTEE'S**

**SALE DATE:** FEBRUARY 17, 2026

**NOTE:** Note described as follows:

Date: JANUARY 17, 2024  
Maker: PROSPERITY PRINCIPLE LLC  
Payee: TVC FUNDING IV, LLC, successor to the original lender.  
Original Principal  
Amount: \$138,750.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: JANUARY 17, 2024  
Grantor: PROSPERITY PRINCIPLE LLC  
Trustee: DON HARRIS  
Beneficiary: TVC FUNDING IV, LLC, successor to the original beneficiary.  
Recorded: DOCUMENT NO. 2024-01107, Real Property Records, HUNT County, Texas.

**LENDER:** TVC FUNDING IV, LLC successor to the original lender.

**BORROWER:** PROSPERITY PRINCIPLE LLC

FILED FOR RECORD  
at 12:25 o'clock P M

FEB 19 2026

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

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN HUNT COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** DAVID GARVIN, RANDY DANIEL, CINDY DANIEL

Substitute Trustee's Mailing Address:

c/o SettlePou  
Attn: William Jennings  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

APRIL 7, 2026, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 or designated by the Commissioners Court of such County in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).**

#### **RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder

for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

#### APPOINTMENT OF SUBSTITUTE TRUSTEE

**DEED OF TRUST:** Deed of Trust described as follows:

Date: JANUARY 17, 2024  
Grantor: PROSPERITY PRINCIPLE LLC  
Trustee: DON HARRIS  
Beneficiary: TVC FUNDING IV, L.L.C, successor to the original beneficiary.  
Recorded: DOCUMENT NO 2024-01107, Real Property Records, HUNT County, Texas.

**PROPERTY:** The property described as follows:


THE PROPERTY LOCATED IN HUNT COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** DAVID GARVIN, RANDY DANIEL, CINDY DANIEL

Substitute Trustee's Mailing Address:  
c/o SettlePou  
Attn: William Jennings  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of February 17, 2026, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

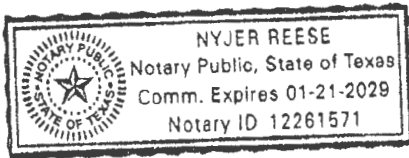
By: 

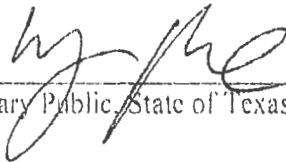
Name: William Jennings, Attorney for TVC FUNDING IV, LLC

THE STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

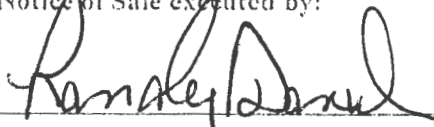
BEFORE ME, the undersigned authority, on this day appeared William Jennings, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 17, 2026



  
Notary Public, State of Texas

Notice of Sale executed by:



Name: Randy Daniel

Substitute Trustee

## EXHIBIT A

ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF COMMERCE HUNT COUNTY, TEXAS, AND BEING A PART OF THE F.G. JERNIGAN SURVEY ABSTRACT NO. 565, BEING ALL OF LOT 9A, BLOCK 3 OF THE W.J. TAYLOR ADDITION NO. 1, AN ADDITION TO THE TOWN OF COMMERCE BEING THE SAME TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO PAUL BRYAN, & ASHLEY BRYAN RECORDED IN INSTRUMENT NO. 2013-15356 OFFICIAL DEED RECORDS HUNT COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 9A BLOCK 3, OF SAID ADDITION, SAID CORNER BEING AT THE INTERSECTION OF THE SOUTH-RIGHT-OF-WAY LINE OF GREENVILLE ST., AND THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET

THENCE: S 02° 15' 37" E WITH THE EAST LINE OF SAID LOT 9A, AND THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET A DISTANCE OF 88.75' FEET TO A 1/2" IRON ROD SET STAMPED "YOUNG#4712" FOR THE SOUTHEAST CORNER OF LOT 9A, BLOCK 3, AND THE NORTHEAST CORNER OF LOT 9 B OF SAID TYLER ADDITION NO. 1

THENCE: S 86° 54' 58" W WITH LOT 9A, AND LOT 9B COMMON LINE A DISTANCE OF 65.0' FEET TO A 1/2" IRON ROD SET STAMPED "YOUNG# 4712" FOR THE SOUTHWEST CORNER OF LOT 9A, AND THE NORTHWEST CORNER OF LOT 9B, SAID CORNER BEING ON THE EAST LINE OF LOT 8 BLOCK 3, OF SAID TYLER ADDITION.

THENCE: N 01° 36' 01" W WITH THE WEST LINE OF LOT 9A, AND THE EAST LINE OF LOT 8, A DISTANCE OF 92.80' FEET TO A 1/2" IRON ROD SET STAMPED "YOUNG# 4712" FOR THE NORTHWEST CORNER OF LOT 9A, AND THE NORTHEAST CORNER OF LOT 8, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF GREENVILLE ST.

THENCE: N 89° 28' 37" E WITH THE NORTH LINE OF SAID LOT 9A, AND THE SOUTH RIGHT-OF-WAY LINE OF GREENVILLE ST. A DISTANCE OF 64.0' FEET THE POINT OF BEGINNING, AND CONTAINING 0.134 ACRES OF LAND, OR 5844.25 SQ. FT