

**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:** MARCH 6, 2026

**NOTE:** Note described as follows:

FILED FOR RECORD  
at 11:48 o'clock A M

Date: DECEMBER 29, 2022  
Maker: SDRD LLC  
Payee: TEXAS SECURITY BANK  
Original Principal Amount: \$743,750.00

MAR 12 2026

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

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

Date: DECEMBER 29, 2022  
Grantor: SDRD LLC  
Trustee: CRAIG SCHEEF  
Beneficiary: TEXAS SECURITY BANK  
Recorded: DOCUMENT NO. 2023-00582, Real Property Records, HUNT County, Texas

**LENDER:** TEXAS SECURITY BANK

**BORROWER:** SDRD LLC

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

THE PROPERTY, INCLUDING PERSONAL PROPERTY, IF ANY, LOCATED IN HUNT COUNTY, TEXAS, 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:** RANDY DANIEL, CINDY DANIEL, DAVID GARVIN,

Substitute Trustee's Mailing Address:

5728 LBJ Freeway  
Suite 150  
Dallas, Texas 75240

**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:**

In HUNT County, Texas, County Courthouse 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: DECEMBER 29, 2022  
Grantor: SDRD LLC  
Trustee: CRAIG SCHEEF  
Beneficiary: TEXAS SECURITY BANK  
Recorded: DOCUMENT NO. 2023-00582, Real Property Records, HUNT County, Texas

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

THE PROPERTY, INCLUDING PERSONAL PROPERTY, IF ANY, LOCATED IN HUNT COUNTY, TEXAS, 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:** RANDY DANIEL, CINDY DANIEL, DAVID GARVIN

Substitute Trustee's Mailing Address:  
5728 LBJ Freeway  
Suite 150  
Dallas, Texas 75240

Each Substitute Trustee is appointed **effective as of MARCH 6, 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: /s/ Michael P. Menton  
Name: Michael P. Menton, Attorney for  
TEXAS SECURITY BANK

Notice of Sale executed by:

A handwritten signature in black ink, appearing to read "Randy Daniel", written over a horizontal line.

Name: Randy Daniel

Substitute Trustee

**Exhibit "A"**  
**Property Description**

Tract 1:

Lot 1, Rust Addition, an addition to Hunt County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 219, of the Plat Records, of Hunt County, Texas.

Tract 2:

All that certain lot, tract or parcel of land situated in the Mary Morris Survey, Abstract No. 349, Hunt County, Texas, and being part of Lot 1 of the Jerger Addition, an Addition to Hunt County, according to the Plat thereof recorded in Volume 400, Page 2015 of the Plat Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "WISDOM" found for corner in the Southeast Right-of-Way line of Interstate Highway No. 30 at the Northwest corner of the above cited Lot 1, said point also being the Northwest corner of Lot 1-R of the Replat of part of Lot 1 & Lot 2 Jeger Addition, an Addition to Hunt County, according to the Plat thereof recorded in Cabinet I, Slide 120 of the Plat Records of Hunt County, Texas;

THENCE S. 89 deg. 03 min. 50 sec. E. with the North line of Lot 1 a distance of 393.93 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." found for corner at the Northwest corner of that tract of land described in a Deed from Raul "Roy" Vega, et al, to Alisia Vega Resendiz as recorded in Document No. 2018-06439 of the Records of Hunt County, Texas, said point also being the Northeast corner of Lot 1;

THENCE S. 13 deg. 06 min. 25 sec. E. with the West line of said Resendiz tract a distance of 91.73 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner at the Southeast corner of Lot 1, said point also being the Northeast corner of the above cited Lot 1-R;

THENCE N. 76 deg. 59 min. 42 sec. W. with the North line of Lot 1-R a distance of 425.60 feet to the POINT OF BEGINNING and containing 0.40 acres of land.