

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.

**NOTICE OF TRUSTEE'S SALE**  
**BY SUBSTITUTE TRUSTEE**

WHEREAS, on May 22, 2025, FRANCISCO JAVIER ORTIZ PINEDA, executed a Deed of Trust conveying to DARRIN W. STANTON, Trustee, the Real Estate hereinafter described, to secure DFW INVESTOR LENDING, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument #2025-09206, of the Deed Records of HUNT County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

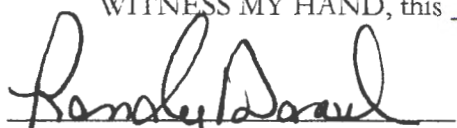
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 7<sup>th</sup> day of APRIL, 2026, between ten o'clock a.m. and one o'clock p.m.**, I will sell said Real Estate at Tuesday, **APRIL 7, 2026**. This sale will be had between the hours of 1:00 p.m. and 4:00 p.m. in **THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2<sup>ND</sup> FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE LOCATED AT 2507 LEE STREET, GREENVILLE, TEXAS 75401**, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Hunt, State of Texas: SEE EXHIBIT "A" ATTACHED HERETO FOR ALL PUPOSES.

ALSO KNOWN AS 2923 WALNUT STREET, GREENVILLE, TEXAS.

WITNESS MY HAND, this 15 day of MARCH, 2026.

  
RANDY DANIEL, Substitute Trustee  
CINDY DANIEL

FILED FOR RECORD  
at 1:04 o'clock P M

MAR 17 2026

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 

EXHIBIT A

All that certain lot, tract, or parcel of land situated in the City of Greenville, Hunt County, Texas, and being a part of Lot No. 13 and all of Lot 14, in Block 7 of the Wright Addition to the City of Greenville, Texas, and described as follows:

BEGINNING at a point on the East line of Walnut Street at its intersection with the North line of the right of way of the Missouri – Kansas – Texas Railway, said beginning point being the Southwest corner of Lot No. 14 in Block No. 7 of said Wright Addition;

THENCE North with the East line of Walnut Street 55 feet a stake;

THENCE East 150 feet to an alley;

THENCE South with said alley about 70 feet to the North line of said Railroad right of way;

THENCE in a Northwesterly direction with the said North line of said right of way about 155 feet to the PLACE OF BEGINNING