

APR 09 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *B. King*

NOTICE OF TRUSTEE'S FORECLOSURE SALE

WHEREAS, on April 9, 2024, EEE DEVELOPMENT, LLC, a Texas limited liability company, as "Grantor", executed the certain Deed of Trust conveying to BRENT A. MONEY, as "Trustee", the certain real property hereinafter described as the "Real Estate", in trust, to secure indebtedness owed to JIN MENG and LIANG ZHAO under the certain Promissory Note dated April 9, 2024 in the Original Principal Amount of \$500,000.00 ("Indebtedness"). The **Deed of Trust** was filed in the Official Public Records of Hunt County, Texas and is recorded April 16, 2024 under County Clerk's instrument number **2024-06812**, to which reference is herein made for all purposes;

WHEREAS, default has occurred in the payment of the Indebtedness, and the same is now wholly due, and the owner and holder has requested to sell the said Real Estate to satisfy the said Indebtedness;

WHEREAS, the undersigned TYLER B. GOLDTHWAITE has been appointed by Jin Meng and Liang Zhao as Substitute Trustee in the place of the original Trustee by the certain "Appointment of Substitute Trustee" recorded March 26, 2026 under instrument no. **2026-05426** of the Official Public Records of Hunt County, Texas;

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 5, 2026, between the hours of 10:00AM and 4:00PM and beginning not earlier than 1:00PM or not later than three hours thereafter**, the Substitute Trustee will sell the said Real Estate at the County Courthouse in Hunt County, Texas to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent to the location where this Notice of Trustee's Foreclosure Sale was posted.

1. **The "Real Estate" to be sold is described as follows:**

Tract #1 of 2

Lot 9 of Block F, of ELLIS ESTATES PHASE 2-A, a proposed addition to the City of Greenville, Hunt County, Texas, pursuant to the preliminary plat of Ellis Estates being part of the Thomas S. Havins Survey, Abstract No. 1267, City of Greenville, Hunt County, Texas.

Property Address: 235 Brent Lane, Greenville, Texas.

And

Tract #2 of 2

Lot 14, Block J, of STONEWOOD PHASE 3, an addition to the City of Greenville, Hunt County, Texas, pursuant to the final plat map thereof recorded as Document No. 2022-01396 on January 20, 2022, of the Official Records of Hunt County, Texas (commonly known as 7804 Grant Lane, Greenville, Texas).

Property Address: 7804 Grant Lane, Greenville, Texas.

2. **Instrument to be Foreclosed:** The certain Deed of Trust and Security Agreement, Assignment of Rents and Financing Statement (“Deed of Trust”), dated April 9, 2024 from EEE Development, LLC, a Texas limited liability company (“Grantor”) whose mailing address is 5907 Wesley Street, Suite 102, Greenville, Texas 75402, to Brent A. Money (“Trustee”), said Deed of Trust recorded April 16, 2024 under document no. 2024-06812 of the Official Public Records of Hunt County, Texas, for the benefit of Jin Meng and Liang Zhao as “Lender” therein.

3. **Secured Instrument:** The Deed of Trust executed by EEE Development LLC provides that it secures the payment of indebtedness under the certain Promissory Note dated April 9, 2024 from EEE Development, LLC, a Texas limited liability company (“Borrower”) to Jin Meng and Liang Zhao as “Lender” therein whose address is 1356 Francie Way, Allen, Texas 75013 in the original principal amount of \$500,000.00. Jin Meng and Liang Zhao is the current Mortgagee of the Indebtedness and Deed of Trust.

4. **Date, Time and Place of Sale:** Tuesday, May 5, 2026, between the hours of 10:00AM and 4:00PM and beginning not earlier than 1:00PM or not later than three hours thereafter.

5. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the Mortgagee/Lender has the right to direct the Trustee to sell the Real Estate in one or more parcels and/or to sell all or only part of the Real Estate.

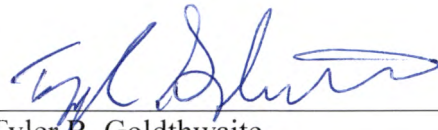
NOTICE IS FURTHER GIVEN that, Pursuant to §51.009 of the Texas Property Code, the Real Estate will be sold in **AS-IS, WHERE-IS** condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust and subject to all matters of record affecting the Real Estate. The Trustee’s Deed will not contain any warranties of title other than those of Grantor under the Deed of Trust.

6. **Substitute Trustee Appointed to Conduct the Sale:** TYLER B. GOLDTHWAITE has been appointed as Substitute Trustee under the Deed of Trust by appointment recorded March 26, 2026 under document number 2026-05426 of the Official Public Records of Hunt County, Texas (“Substitute Trustee”) and is empowered to act independently, in the place of the original Trustee in the manner authorized by the Deed of Trust and Texas Property Code.

7. A DEBTOR WHO IS SERVING ON ACTIVE MILITARY DUTY MAY HAVE SPECIAL RIGHTS OR RELIEF RELATED TO THIS NOTICE UNDER FEDERAL LAW, INCLUDING THE SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. §§ 3901 ET SEQ.) AND STATE LAW, INCLUDING SECTION 51.015 TEXAS PROPERTY CODE.

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. TEX. PROP. CODE §51.002(i).

8. THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.



Tyler B. Goldthwaite,
Substitute Trustee and
Attorney for Lender
600 W. 6th St., Ste. 300
Fort Worth, Texas 76102