

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 Foreclosure Sale

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

All those certain lots, tracts or parcels of land lying and being situated in Hunt County, Texas, fully described in the Exhibit "A" attached hereto and made a part hereof as though fully copied herein.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust executed by Alex Hammons, Individually and as Managing Member of My Portfolio LLC, Series CR 3133; and Alex Hammons, Individually and as Managing Member of My Portfolio LLC, Series 308 Mill St.; and Alex Hammons, Individually and as Managing Member of My Portfolio LLC, Series 308 McBride; and Alex Hammons, Individually and as Managing Member of My Portfolio LLC, Series 304 McBride St.; said Deed of Trust being dated March 3, 2023, recorded under Document No. 2023-04112, Official Public Records of Hunt County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: May 5, 2026

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: North steps of courthouse, including hallway area 20 feet inside north door on second floor, located at 2507 Lee Street, Greenville, Texas or as designated by the County Commissioners.

The Beneficiaries may postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

FILED FOR RECORD
at 3:18 o'clock P M

APR 14 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiaries thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable Property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiaries have the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Alex Hammons, Individually and as Managing Member of My Portfolio LLC, Series CR 3133; and Alex Hammons, Individually and as Managing Member of My Portfolio LLC, Series 308 Mill St.; and Alex Hammons, Individually and as Managing Member of My Portfolio LLC, Series 308 McBride; and Alex Hammons, Individually and as Managing Member of My Portfolio LLC, Series 304 McBride St.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) Note in the original principal amount of \$680,000.00, executed by Alex Hammons, Individually and as Managing Member of My Portfolio

LLC, Series CR 3133; and Alex Hammons, Individually and as Managing Member of My Portfolio LLC, Series 308 Mill St.; and Alex Hammons, Individually and as Managing Member of My Portfolio LLC, Series 308 McBride; and Alex Hammons, Individually and as Managing Member of My Portfolio LLC, Series 304 McBride St., and payable to the order of Rick Nowlin and Kelley Nowlin, and (b) all renewals and extensions of the note. Rick Nowlin and Kelley Nowlin are the current holders of the Obligations and are the Beneficiaries under the Deed of Trust.

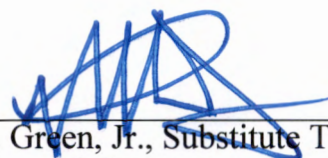
As of April 14, 2026, there was owed \$660,925.38 plus interest which has accrued under the terms of the Note, late fees, delinquent ad valorem property taxes and reasonable attorney fees reimbursable to the current holders under the Note and/or Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiaries at 5973 Timber View Lane, Clayton, Indiana 46118.

If you are a debtor in a bankruptcy proceeding subject to the provisions of the United States Bankruptcy Code (Title 11 of the United States Code) you should promptly notify the Trustee and the Beneficiaries at the address set forth in this Notice. If you provide the Trustee with the Bankruptcy Case Number, no further action will be taken to enforce the lien described in this Notice. In addition, the Beneficiaries claims, demands, and accruals regarding the Obligations as defined in this Notice, whenever made, and whether for principal, interest, or otherwise, are intended to comply in all respects, both independently and collectively, with all applicable usury laws, and are accordingly limited so that all applicable usury laws are not violated.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the Beneficiaries have requested me, as Trustee, to conduct this sale. Notice is given that before the sale the Beneficiaries may appoint another person substitute Trustee to conduct the sale.

Dated: April 14, 2026.



Larry W. Green, Jr., Substitute Trustee
Pemberton and Green
2507 Washington Street
Greenville, Texas 75401
(903) 455-1876
(903) 455-1710 (facsimile)

Exhibit "A"

Tract One:

All that certain lot, tract or parcel of land situated in the E. Finley Survey, Abstract No. 335, City of Lone Oak, Hunt County, Texas, and known as a part of Lot 3, Block 92 Original Town of Lone Oak, Texas, and being Tract One as described in a Warranty deed to Rick Nowlin and Kelley Nowlin, dated March 4, 2006 and being recorded in Volume 1431, Page 512 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way of McBride Street, at the southeast corner of said Tract One and being N. 00 deg. 00 min. 00 sec. E., 74.15 feet from the southeast corner of a 0.709 acres tract as described in a Deed from Giles to Boyer, as recorded in Volume 956, Page 582 of the Deed Records of Hunt County, Texas;

THENCE N. 89 deg. 44 min. 07 sec. W. a distance of 211.37 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 00 min. 00 sec. E. a distance of 74.15 feet to a 3/8" iron rod found for corner at the northwest corner of said 0.709 acres Giles to Boyer tract and at the southwest corner of a 1/2 acres tract as described in a Warranty deed from Gladys Arnwine to Tony G. Hargis and Karen A. Hargis, as recorded in Volume 436, Page 793 of the Real Property Records of Hunt County, Texas;

THENCE S. 89 deg. 44 min. 07 sec. E. along the south line of Arnwine to Hargis tract, a distance of 211.37 feet to a 1/2" iron rod found for corner in the west right-of-way line of McBride Street and at the northeast corner of 0.709 acres Giles to Boyer tract;

THENCE S. 00 deg. 00 min. 00 sec. E. along said right-of-way line, a distance of 74.15 feet to the POINT OF BEGINNING and containing 0.36 acres of land.

Tract Two:

All that certain lot, tract or parcel of land situated in the E. Finley Survey, Abstract No. 335, City of Lone Oak, Hunt County, Texas, and known as a part of Lot 3, Block 92 Original Town of Lone Oak, Texas, and being Tract Two as described in a Warranty deed to Rick Nowlin and Kelley Nowlin, dated March 4, 2006 and being recorded in Volume 1431, Page 512 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way of McBride Street, at the southeast corner of said Tract Two and being the southeast corner of a 0.709 acres tract as described in a Deed from Giles to Boyer, as recorded in Volume 956, Page 582 of the Deed Records of Hunt County, Texas, and also being the northeast corner of Lot 4, Block 92, Tract

Three as described in a Deed to William D. Knox and Deanna C. Knox, as recorded in Document no. 2019-10940 of the Official Public Records of Hunt County, Texas;

THENCE N. 89 deg. 44 min. 07 sec. W. a distance of 211.37 feet to a 1/2" iron rod found for corner at fence post at the southwest corner of said 0.709 acres Giles to Boyer tract;

THENCE N. 00 deg. 00 min. 00 sec. E. a distance of 74.15 feet to a 1/2" iron rod found for corner at the southwest corner of said Tract One Nowlin tract;

THENCE S. 89 deg. 44 min. 07 sec. E. along the south line of said Tract One Nowlin tract, a distance of 211.37 feet to a 1/2" iron rod found for corner in the west right-of-way line of McBride Street;

THENCE S. 00 deg. 00 min. 00 sec. E. along said right-of-way line, a distance of 74.15 feet to the POINT OF BEGINNING and containing 0.36 acres of land.

Tract Three:

All that certain lot, tract or parcel of land situated in the E. Finley Survey, Abstract No. 335, City of Lone Oak, Hunt County, Texas, and a part of Lot 7, Block 107, Original Town of Lone Oak, Texas, and being a part of a tract as described in a Warranty deed to Rick Nowlin and Kelley Nowlin, dated September 7, 2004 and being recorded in Volume 1212, Page 1, of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the west right-of-way line of Mill Street with the north right-of-way of Etter Street, at the southeast corner of Lot 7, Block 107 and Nowlin tract;

THENCE N. 89 deg. 11 min. 57 sec. W. along the north right-of-way line of Etter Street, a distance of 135.21 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 7, block 107 and Nowlin tract;

THENCE N. 00 deg. 38 min. 39 sec. E. a distance of 102.29 feet to a 1/2" iron rod found for corner at the southwest corner of a 0.312 acres tract as described in a Warranty deed to Michelina Timenovich Clark and Richard Roy Clark, dated June 29, 2021 and recorded in Document no. 2021-14919 of the Official Public Records of Hunt County, Texas;

THENCE S. 89 deg. 23 min. 52 sec. E. along the south line of Clark tract, a distance of 135.21 feet to a 1/2" iron rod found for corner at the southeast corner of Clark tract and in the west right-of-way line of Mill Street;

THENCE S. 00 deg. 30 min. 31 sec. W. along said right-of-way line, a distance of 102.75 feet to the POINT OF BEGINNING and containing 0.32 acres of land.

Tract Four:

All that certain lot, tract or parcel of land situated in the James Adkinson Survey, Abstract No. 1, Hunt County, Texas, and being all of a 8.00 acres tract of land as described in a Warranty deed from John A. Venable and Debra K. Venable to Rick Nowlin and Kelley Nowlin, dated May 7, 2004 and being recorded in Volume 1161, Page 167 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the center of County Road 3133, said point being the northeast corner of said 8.00 acres tract and the southeast corner of a 6.48 acres tract of land as described in a Warranty deed to Cory Chambers and Crystal Chambers, dated April 28, 2022 and being recorded in Document no. 2022-10061 of the Official Public Records of Hunt County, Texas;

THENCE S. 00 deg. 01 min. 59 sec. W. along the center of CR 3133, a distance of 430.95 feet to a point for corner at the southeast corner of said 8.00 acres tract and the northeast corner of McGee Ranchettes, an Addition to Hunt County, Texas, according to the Plat thereof recorded in Document no. 2020-06938 of the Plat Records of Hunt County, Texas;

THENCE S. 89 deg. 51 min. 31 sec. W., at 23.0 feet pass a 1/2" iron rod found for witness and at 30.00 feet pass a 1/2" iron rod found at the northeast corner of Lot 1 McGee Ranchettes, and continuing for a total distance of 545.75 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 1 and in the east boundary of Tract One as described in a Deed to Caroline Dodwell, as recorded in Document no. 2019-02148 of the Official Public Records of Hunt County, Texas;

THENCE N. 01 deg. 21 min. 39 sec. E. a distance of 88.72 feet to the northeast corner of Dodwell tract and interior corner of said 8.00 acres;

THENCE N. 84 deg. 08 min. 47 sec. W. a distance of 357.91 feet to a 1/2" iron rod found for corner at the west most southwest corner of 8.00 acres;

THENCE N. 01 deg. 25 min. 08 sec. W. a distance of 305.02 feet to a 3/8" iron rod found for corner at the northwest corner of said 8.00 acres and the southwest corner of said 6.48 acres tract;

THENCE N. 89 deg. 51 min. 38 sec. E. at 868.43 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 892.38 feet to the POINT OF BEGINNING and containing 8.00 acres of land.