

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/26/2024	Grantor(s)/Mortgagor(s): LSR GLOBAL INC., A TEXAS CORPORATION
Original Beneficiary/Mortgagee: FIDELIS EQUITY AND REAL ESTATE FUND B, LLC ISAOA/ATIMA	Current Beneficiary/Mortgagee: Fidelis Equity and Real Estate Fund B, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2024-24806	Property County: HUNT
Mortgage Servicer: Pacific Equity and Loan is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3620 100th St. SW, Suite B, Lakewood, WA 98499
Date of Sale: 6/2/2026	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND 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 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: Legal Description Attached as "EXHIBIT A"

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 4/22/2026

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Pacific Equity and Loan

Dated: 4-22-26

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED FOR RECORD
at 10:09 o'clock AM

APR 23 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by

MH File Number: TX-26-125950-POS
Loan Type: Business Purpose Loan

TX-26-125950-POS

Exhibit A

Being a portion of Block 235, in the City of Greenville, Hunt County, Texas, being the same land described in deed to James Drumm, recorded in Instrument No. 2020-22477, Deed Records, Hunt County, Texas (D.R.H.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the South line of Washington Street, at Northeast corner of Donald Wayne Ward, recorded in Volume 450, Page 450 (D.R.H.C.T.) and at the Northwest corner of said Drumm tract:

THENCE North 89 degrees 47 minutes 57 seconds East, a distance of 84.75 feet to a point for corner at the intersection of the said South line of Washington Street and in the West line of a 14 foot alley, from which a 3/8 inch iron rod found for reference bears North 03 degrees 14 minutes 19 seconds West, a distance of 0.48 feet;

THENCE South 00 degrees 21 minutes 04 seconds East, a distance of 215.59 feet to a 3/8 inch iron rod found at the intersection of the said West line of a 14 foot alley and in the North line of Pickett Street;

THENCE South 89 degrees 38 minutes 54 seconds West, with the said North line of Pickett Street, a distance of 84.75 feet to a 1/2 inch iron rod found at the Southeast corner of said Ward tract;

THENCE North 00 degrees 21 minutes 04 seconds West, passing at a distance of 71.44 feet a 1/2 inch yellow capped iron rod stamped "Barns Surveying" set and continuing a total distance of 215.81 feet to the PLACE OF BEGINNING and containing 18,280 square feet or 0.42 of an acre of land.