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FILED FOR RECORD
at 10:09 o'clock
APR 23 2026
County Clerk
BECKY LANDRUM
Hunt County, Tex.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 2nd day of June, 2026
Time: 1pm or not later than three hours after that time
Place: AT 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 in Hunt County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: May 5, 2023
Grantor(s): 3633Thedford, LLC
Original Mortgagee: FTF LENDING, LLC
Original Principal: \$1,600,000.00
Recording Information: Dccd Inst.# 2023-09719,
Current Mortgagee/Beneficiary: FTF LENDING, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$1,600,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Hunt
Property Description: (See Attached Exhibit "A")
Property Address: V/L County Road 2208, Greenville, TX 75402
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: FTF Lending, LLC
Mortgage Servicer Address: 1300 E. 9th Street, Ste 800 Cleveland, OH 44114

File No.: 24-01735TX

SUBSTITUTE TRUSTEE(S):
Harris

McCalla Raymer Leibert Pierce, LLP, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen.foreclosurehotline.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

* The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

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.

/s/ Coury Jacocks
Coury Jacocks - Bar #: 24014306
Attorney for FTF LENDING, LLC
Coury.Jacocks@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Randy Daniel whose address is 14800 Lakeshore Blvd. I declare

under penalty perjury that (1) I filed and/or recorded this Notice of Foreclosure Sale at the office of the Hunt

County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

File No.: 24-01735TX

EXHIBIT "A"

BEING a tract of land situated in the NATHANIEL ATTEBERRY SURVEY, ABSTRACT NO. 22, being a portion of a tract of land conveyed to Jamieson Enterprises Inc., as recorded in Instrument #2011-14172, of the Deed Records of Hunt County, Texas, as shown on this Survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner, being along the South property line of a tract of land conveyed to Sergio Humberto and Silvia Robles, as recorded in Instrument #2016-1158, of the Deed Records of Hunt County, Texas, and being the Northwest corner of a tract of land conveyed to Alternative Funeral Service Inc., as recorded in Instrument #2010-7928, of the Deed Records of Hunt County, Texas, and being the Northeast corner of said Jamieson tract;

THENCE South 04° 58' 39" West, a distance of 877.90 feet, to a 1/2" iron rod found for corner, said point being along the North property line of a tract of land conveyed to James A. and Janet D. Wright, as recorded in Instrument No. 2018-1473, of the Deed Records of Hunt County, Texas;

THENCE North 83° 47' 53" West, a distance of 223.81 feet, to a 1/2 yellow-capped iron rod found for corner;

THENCE South 04° 16' 42" West, a distance of 1,206.82 feet, passing a 1/2" iron rod found for reference, continuing for a total distance of 1,235.34 feet to a point for corner, said point being near the center Line of CR 2208;

THENCE North 84° 45' 11" West a distance of 249.02 feet, to a point for corner;

THENCE North 05° 09' 51" East, a distance of 24.96 feet, passing a 1/2" yellow-capped iron rod found for reference, continuing a total distance of 2,106.74 feet, to a 1/2" iron rod found for corner, said point being the Northeast corner of a tract of and conveyed to Cynthia A. Barron, as recorded in Volume 1035, Page 351, of the Deed Records of Hunt County, Texas;

THENCE South 85° 04' 54" East, a distance of 450.84 feet, to the PLACE OF BEGINNING containing 15.86 acres of land, more or less.