

NOTICE OF SUBSTITUTE TRUSTEES' SALE

DATE: May 11, 2026

DEED OF TRUST:

Date: April 26, 2024

Grantors: EEE Development, LLC

Original Trustee: Brent A. Money

Current Trustee: Brent A. Money

Beneficiary: Little Shepherds Capital, LLC

Recording Information: Recorded on May 3, 2024 under Document No. 2024-08079 of the Official Public Records of Hunt County, Texas.

Property: See Exhibit A, attached.

FILED FOR RECORD
at 11:27 o'clock A M

MAY 11 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Becky Landrum*

SUBSTITUTE TRUSTEE:

Name: Stephen W. Davis, Darrell W. Cook, Douglas L. Bynum, Ethan M. Herrema, and the firm of COOK KEITH & DAVIS, A PROFESSIONAL CORPORATION

Address: 6688 North Central Expressway, Suite 1000
Dallas, Texas 75206

Security Instrument: Deed of Trust:

Date: April 26, 2024

Amount: \$500,000.00

Debtors: EEE Development, LLC

Holder: Little Shepherds Capital, LLC

Date of Sale of Property (first Tuesday of month): June 2, 2026

Earliest Time of Day at which Sale will occur: 10:00 a.m.

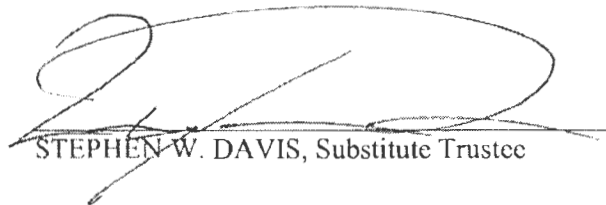
Place of Sale of Property (including county): At the Courthouse of Hunt County, Texas, in the area designated by the Commissioner's Court, in the usual and customary place in Hunt County.

Because of default under the General Provisions of the Deed of Trust, the Substitute Trustee will sell the property "AS IS" without any expressed or implied warranties, except as to warranties of title (if any) provided for under the Deed of Trust, by public auction to the highest

bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. The sale will begin at the earliest time stated above or within three hours after that time.

Pursuant to section 51.0075(a) of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further condition 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.



STEPHEN W. DAVIS, Substitute Trustee

EXHIBIT A

HUNT COUNTY:

LOT 15, BLOCK J. OF STONEWOOD PHASE 3, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, PURSUANT TO THE FINAL PLAT MAP THEREOF RECORDED IN AS DOCUMENT NO. 2022-01396 ON JANUARY 20, 2022, OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS

More commonly known as 7806 Grant Lane, Greenville, Texas

LOT 10 OF BLOOCK 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.

More commonly known as 245 Brent Ln, Greenville, TX 75402

LOT 11 OF BLOOCK 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

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