

FILED FOR RECORD
at 8:45 o'clock A M

NOTICE OF FORECLOSURE SALE

MAY 11 2026

STATE OF TEXAS §
 §
COUNTY OF HUNT §

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Deed of Trust (as amended, restated, modified, supplemented or assigned, the "**Deed of Trust**"):

- Dated: October 10, 2024
- Borrower: EEE Development, LLC, a Texas limited liability company
- Lender: Elizabeth Mary Penn
- Original Trustee: Brent A. Money
- Recorded: October 10, 2023, in the Official Public Records of Hunt County, Texas, as Document No. 2023-19860.
- Secures: Promissory Note dated June 10, 2022, in the original principal amount of \$1,000,000.00, executed by Borrower and payable to the order of Lender (as further amended, restated, modified, supplemented or assigned from time to time, the "**Note**")
- Lender's Address: 4657 Alta Vista Lane
Dallas, Texas 75229
- Property: The real property described in Exhibit A attached hereto, together with all improvements thereon, all present and future rent and other income and receipts from the Property, any insurance proceeds or condemnation awards, and all other property and rights described in the Deed of Trust.
- Substitute Trustee: Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris
- Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.
500 N. Akard St., Suite 4000
Dallas, TX 75201
Attn: James D. Wilson

Foreclosure Sale: (the "**Foreclosure Sale**")

Date: Tuesday, June 2, 2026

Time: The Foreclosure Sale will take place between the hours of 1:00 PM and 4:00 PM, local time; the earliest time at which the Foreclosure Sale will begin is 1:00 PM, local time.

Place: 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 another location as designated for foreclosure sales by the Hunt County Commissioners Court pursuant to § 51.002 of the Texas Property Code.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be credited against the outstanding indebtedness secured by the lien of the Deed of Trust.

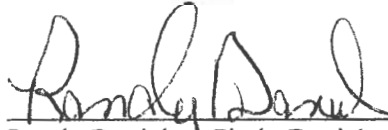
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of such default(s), Lender, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust and any related security agreements in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

[SIGNATURE PAGE FOLLOWS]

WITNESS MY HAND this 11 day of May, 2026.



Randy Daniel or Cindy Daniel or Liz Hach or Cheryl
Harris
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: James D. Wilson

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I, the undersigned Notary Public, do hereby certify that Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Lender, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this the ___ day of _____, 2026.

Notary Public, State of Texas
Commission Expires: _____
Printed Name: _____

Exhibit A: Real Property Description

EXHIBIT "A"

Real Property Description

Lot 21, ELLIS FARM ADDITION, Phase I, Section A, an addition to the city of Greenville, Hunt County, Texas, according to the map or plat thereof recorded in Cabinet H, Slide 219-220 (County Clerk's File No. 2017-15311), Map and/or Plat Records, Hunt County, Texas, commonly known as 118 Frank Street, Greenville, TX 75402.