

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 25th day of March, 2025, Vijaya Kumar Boggala and Dhanya Vannathan Valappil (collectively the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Snap Alpha, LLC in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Hunt County, Texas and Hill County, Texas; and

WHEREAS, Snap Alpha, LLC is the owner and holder of the Note and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, the Note and Deed of Trust were assumed by VBogs Sports Corporation; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of June, 2026, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, in 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 of the courthouse, where the Commissioners Court has designated such sales to take place. The building is located at 2507 Lee Street, Greenville, Texas 75401.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

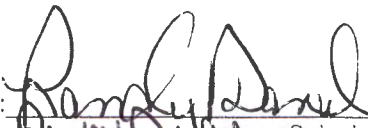
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the send of this notice immediately.

Said Property is described as follows:

- 1. SEE ATTACHED EXHIBIT "A". PLEASE NOTE THAT A PORTION OF THE PROPERTY IS LOCATED IN HILL COUNTY, TEXAS.
- 2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 11 day of May, 2026.

ADDRESS OF SUBSTITUTE TRUSTEE:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: 
Randy J. Bolen, Substitute Trustee

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

Return to:
Snap Alpha, LLC
16107 Kensington Drive #220
Sugar Land, TX 77479

MAY 11 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

EXHIBIT 'A'

Tract 1

Being a tract of land situated in the John Hart Survey, Abstract No. 403, Hunt County, Texas, same being that tract of land conveyed to Raymond J. Embro, Individually, (Tract 2), by deed recorded in Volume 1480, Page 203, Deed Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to Willie A. Romans, by deed recorded in Volume 1714, Page 337, Deed Records of Hunt County, Texas, and lying along the Northwest line of Texas 24 (variable width right-of-way), from which a 1/2 inch iron rod found bears South 43 degrees 33 minutes 33 seconds West, a distance of 20.28 feet for witness;

THENCE South 42 degrees 45 minutes 14 seconds West, along said Northwest line of Texas 24, passing at a distance of 25.80 feet to an aluminum disc found on-line for reference, and continuing a total distance of 1538.36 feet to a point for corner, said corner being the East corner of said Embro tract (Tract 1);

THENCE North 47 degrees 56 minutes 16 seconds West, along the Northeast line of said Embro tract (Tract 1), a distance of 1689.93 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Embro tract (Tract 2), same lying along the South line of that tract of land conveyed to Randy Morris and wife, Shanna Morris, by deed recorded in Volume 1711, Page 241, Deed Records of Hunt County, Texas, and being the Northeast corner of that tract of land conveyed to Donna J. Basham, by deed recorded in Volume 1145, Page 476, Deed Records of Hunt County, Texas;

THENCE South 89 degrees 56 minutes 10 seconds East, along said South line of Morris tract, passing at a distance of 1437.28 feet to a 1/2 inch iron rod found, at the Southeast corner of said Morris tract and the Southwest corner of aforementioned Romans tract, and continuing a total distance of 2298.95 feet to the POINT OF BEGINNING and containing 1,299,767 square feet or 29.84 acres of land.

Tract 2

All that certain lot, tract or parcel of land being 8.396 acres out of the H.T. & B.R.R. Survey A-448 and 53.786 acres out of the C. Harrison Survey A-433 in Hill County, Texas. Said land is a part of that certain 260.57 acre tract described in a deed from J. Hall Himmel et ux, Pauline Himmel to Leslie Gordon Irvin et ux, Barbara B. Irvin recorded in Volume 572, Page 960 of the Deed Records of Hill County, more particularly described as follows:

BEGINNING at a 3/8" iron rod found at a fence corner in the west line of F. M. Highway 934 for the northeast corner of that certain 22.40 acre tract described in a deed to Jose Soto recorded in Volume 1347, Page 765 of the Official Public Records of Hill County, for the southeast corner of said 260.57 acre tract, and for the southeast corner of this;

THENCE with the south line of said 260.57 acre tract and generally along a fence, S61°30'22"W 1460.35 feet to a 1/2" iron rod set and S60°17'47"W 734.60 feet to a 1/2" iron rod set in the north line of that certain 137.705 acre tract described in a deed to Walter Byron Smith, Jr. recorded in Volume 1531, Page 686 of the Official Public Records of Hill County for the southeast corner of that certain 84.241 acre tract described in a deed to William J. Grimes recorded in Volume 1902, Page 84 of the Official Public Records of Hill County and for the southwest corner of this;

THENCE generally along a fence, N25°30'29"W 1077.85 feet to a 2-1/2" iron pipe fence corner post found in the north line of said Harrison Survey and in the south line of said H.T. & B.R.R. Survey for the northeast corner of said Grimes 84.241 acre tract and for an inside ell corner of this;

THENCE with the north line of said Grimes 84.241 acre tract and generally along a fence, S65°05'13"W 10.45 feet to a 1/2" iron rod set for the southeast corner of that certain 204 acre "Tract 1" described in a deed to William J. Grimes recorded in Volume 1193, Page 122 of the Official Public Records of Hill County, for an inside ell corner of said 260.57 acre tract, and for an outside ell corner of this;

THENCE with the east line of said Grimes 204 acre tract, with a west line of said 260.57 acre tract, and generally along a fence, N29°30'19"W 30.10 feet to a 1/2" iron rod set for the northwest corner of this;

THENCE N65°05'13"E 11.66 feet to a 1/2" iron rod set and N60°29'51"E 1065.01 feet to a 1/2" iron rod set for an inside ell corner of this;

THENCE generally along a fence, N28°21'59"W 323.99 feet to a 1/2" iron rod set at a fence corner for an outside ell corner of this; THENCE generally along a fence, N61°56'58"E 1024.43 feet to a 1/2" iron rod set at a fence corner in the east line of said 260.57 acre tract and in the west line of F. M. Highway 934 for the northeast corner of this, said rod being S30°51'10"E 1195.04 feet, S30°44'16"E 533.91 feet, and S30°40'20"E 413.46 feet from a 1/2" iron rod set at the intersection of the west line of F. M. Highway 934 with the south line of Interstate Highway 35E for the northeast corner of said 260.57 acre tract;

THENCE with the west line of F.M Highway 934 and generally along a fence, S30°40'20"E 410.33 feet to a 1/2" iron rod set, and S30°19'17"E 1016.18 feet to the place of beginning, containing 62.182 acres of land, more or less.