

FILED FOR RECORD
at 1:25 o'clock P M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JUN 15 2026

Effective Date: June 12, 2026

Deed of Trust:

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

Date: September 1, 2023

Grantor: PHOENICIAN – PINEGATES ACQUISITION FUND 1, LLC, a
Texas limited liability company

Grantor's County: Hunt County, Texas

Beneficiary: SILVER CITY FUNDING LLC, a Texas limited liability company

Trustee: Crady Jewett McCulley & Houren LLP

Substitute Trustee: Abstracts/Trustees of Texas, LLC

Recorded in: Document number 2023-17384 in the Official Public Records of
Hunt County, Texas

Property to be sold: See Attached Exhibit A Legal Description

and all other property, tangible and intangible described in the Deed of Trust. The interests in the Property being sold are limited to those expressly warranted by the Grantor in the Deed of Trust subject to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

Date of sale of Property: July 7, 2026

Earliest time sale will begin: 10:00 am or within three (3) hours after that time.

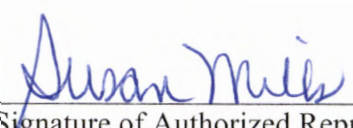
Place of Sale of Property (including county):

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; in the event the Courthouse is closed on the first Tuesday of the month; where foreclosure sales of real property must occur, per Texas Property Code §51.002, or, if the preceding area(s) is/are no longer the area(s) designated by the Hunt County Commissioner's Court, at the area most recently designated by the Hunt County Commissioner's Court pursuant to Texas Property Code Section 51.002.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the Property 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.

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.

Abstracts/Trustees of Texas, LLC

By: 
Signature of Authorized Representative

Printed

Name: Susan Mills

Title: Substitute Trustee

9130 Jollyville Rd., Ste 100-21
Austin, Texas 78759

EXHIBIT A

Lots 8 thru 11, Block A, Pinegates Village, a subdivision to the City of Greenville, Hunt County, Texas, according to the plat thereof as recorded in File No. 2015-7337, Official Public Records, Hunt County, Texas, and in Cabinet G, Slide 247, Plat Records, Hunt County, Texas.
