



NOTICE OF TRUSTEE'S SALE

Date of Sale: Tuesday, July 7, 2026, beginning at 10:00 a.m. or not later than three hours thereafter (the earliest time specified in the Deed of Trust).

Place of Sale: North Steps / Central Stairway of the Hunt County Courthouse, 2507 Lee Street, Greenville, Texas 75401 (or such other area in Hunt County designated by the Commissioners Court for foreclosure sales).

Property to be Sold: Commonly known as: 524 S Mill Street, Wolfe City, Texas 75496, situated in Hunt County, Texas, and being more particularly described in Exhibit "A" attached to that certain Deed of Trust dated May 7, 2025, recorded as Document No. 2025-07980 in the Official Public Records of Hunt County, Texas (the "Property").

Obligor: Daniel Sanchez

Holder of Note: Gardenias Homes, LLC

Deed of Trust: Dated May 7, 2025, executed by Daniel Sanchez, recorded in the Official Public Records of Hunt County, Texas.

Default: The Makers have defaulted in the payment of the indebtedness secured by the Deed of Trust and have transferred the title without prior written consent. The maturity of the Note has been accelerated, and the entire unpaid balance is now due and payable.

Terms of Sale: The Property will be sold at public auction to the highest bidder for cash. The sale will be conducted as a non-judicial foreclosure sale in accordance with the terms of the Deed of Trust and Chapter 51 of the Texas Property Code. The Property will be sold "AS IS," without any express or implied warranties.

The undersigned Trustee or Substitute Trustee will execute and deliver a Trustee's Deed to the purchaser without any covenant or warranty, express or implied.

Dated: June 2, 2026

Brent A. Money, Substitute Trustee 2608 Lee Street Greenville, Texas 75401

FILED FOR RECORD
at 2:13 o'clock PM

JUN 16 2026

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BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *B. King*