

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

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

§

COUNTY OF HUNT

§

JUN 16 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

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: July 28, 2023

Borrower: Greenville Construction, LLC, a Texas limited liability company

Lender: Zinnow Investments, LLC

Original Trustee: Brent A. Money

Recorded: July 28, 2023, in the Official Public Records of Hunt County, Texas, as Document No. 2023-14210 DT.

Secures: Promissory Note dated July 28, 2023, in the original principal amount of \$500,000.00, 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: 806 Coleman Ave Unit 9
Menlo Park, CA 94025

Property: The real property described in Exhibit A attached hereto, together with any and all buildings and improvements thereon.

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, July 7, 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.

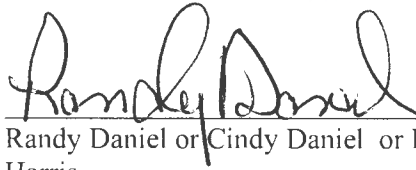
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of such default(s), Lender, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

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 16 day of June, 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

STATE OF TEXAS

§

COUNTY OF HUNT

§

§

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"

(Description of Property)

BEING 3.029-acres of land located in the Wiley A. Mattox Survey, Abstract Number 679, City of Greenville, Hunt County, Texas, and being a part of the 14.141-acre Greenville Construction, LLC tract, described deed recorded in document number 2020-11011, Deed Records, Hunt County, Texas (DRHCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "STOVALL ASSOC" found at the northeast corner of said 14.141-acre tract and the southeast corner of the 0.965-acre Red Dingo, LLC tract, described deed recorded in volume 1822, page 464, DRHCT, same being in the west right-of-way line of Farm-to-Market Road 1570 (FM 1570), a 100 ft. right-of-way, also called Jack Finney Blvd.;

THENCE southerly, along the common line of said 14.141-acre tract and said FM 1570, South 01 degrees 47 minutes 43 seconds East, a distance of 450.02 feet to a point for corner;

THENCE South 88 degrees 32 minutes 50 seconds West, a distance of 295.23 feet to a point for corner;

THENCE North 01 degrees 27 minutes 10 seconds West, a distance of 447.87 feet to a point for corner in the south line of the Red Dingo, LLC called 1.00-acre tract, described deed recorded in document number 2014-7601, DRHCT.

THENCE North 88 degrees 07 minutes 42 seconds East, along the north line of said 14.141-acre tract, and said Red Dingo, LLC called 1.00-acre tract, and passing a 5/8-inch iron rod found at the common south corner of said 1.00-acre tract and the above mentioned 0.965-acre tract at a distance of 93.57 feet and continuing a total distance of 292.54 feet to the POINT OF BEGINNING AND CONTAINING 3.029 acres of land more or less.