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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF HUNT §

FILED FOR RECORD
at 8:33 o'clock A M

JUL 02 2026

Date of Posting: July 2, 2026

Date of Sale: August 4th 2026

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

Grantor/Borrower: Johan Reynel Camacho Yaya

Grantor's Address: 3504 Buttonbush Dr Royse City, Texas 75189

Holder: TRL Holdco B1 LLC

Holder's Address: 5477 Glen Lakes Dr Suite 120, Dallas, TX 75231.

Substitute Trustees: Christopher Welsh, Delaney Kampas, Marcus Morriss, and
Jacob Westerbeck

Substitute Trustees' Address: 8080 N. Central Expressway Suite 1700 Dallas, TX 75206

Deed of Trust:

Description: The real property records of Hunt County, Texas,
electronically recorded on November 17, 2022, as 2022-
26907, Real Property Records, Hunt County, Texas.

Instrument Dated: November 15th 2022

Lender: Texas Pride Lending LLC, assigned to TRL Holdco B1
LLC.

Trustee: Michael H Patterson (*see substitute trustee below*)

Secures: Deed of Trust (Security Agreement and Financing
Statement) Secured by Homestead in the original principal
amount of \$272,867.00, executed by Johan Reynel
Camacho Yaya, and payable to the order of Lender.

Assignment: The Note, the liens, and security interests of the Deed of
Trust were transferred and assigned to TRL Holdco B1

LLC by an instrument dated October 6th, 2023, and recorded as 2023-21539 on November 2nd, 2023, Real Property Records of Hunt County, Texas.

Property: Lot 8, Block 11, of Valor Farms Phase 2, a subdivision addition to Hunt County, Texas, according to the map or plat thereof recorded in Document No. 2021-25923 and Cabinet I, Slides 543-545, Plat Records of Hunt County, Texas.

More commonly known as:

3504 Buttonbush Dr Royse City, Texas 75189

Foreclosure Sale

Date of Sale: Tuesday, August 4, 2026

Time of Sale: The sale is conducted on the first Tuesday of every month between the hours of 10:00 AM and 4:00 PM. If the first Tuesday of a month occurs on January 1st or July 4th, the sale will be conducted between 10:00 AM and 4:00 PM on the first Wednesday of the month. The sale will take place according to Hunt County or as designated by the County Commissioners.

Place of Sale: Second floor of the Hunt County Courthouse at 2507 Lee St, Greenville, TX 75401 or Common Area At Base Of The Central Stairway On The Second County Courthouse, or Base Of North Steps Floor Of The Hunt Outside Courthouse In Event Courthouse Is Closed or As Designated By The County Commissioners.

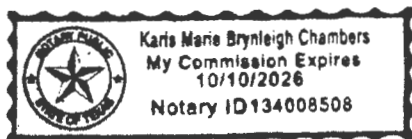
Holder has appointed Christopher Welsh, Delaney Kampas, Marcus Morriss, and Jacob Westerbeck, each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, OR QUIET ENJOYMENT OR THE LIKE FOR THE PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale


Christopher Welsh, Esq., Substitute Trustee

COUNTY OF DALLAS §

SEAL:




Notary Public, State of Texas

Printed Name of Notary: Karis Marie Brynleigh Chambers

After recording return to:

Christopher Welsh
Law Offices of Christopher Welsh, PLLC
8080 North Central Expressway, Suite 1700
Dallas, TX 75206