

STATE OF TEXAS
COUNTY OF HUNT

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KNOW ALL MEN
BY THESE PRESENTS

**NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE
(1001 COUNTY ROAD 2738)**

NOTIFICATION DATE: JULY 13, 2026

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.

1. Property.

The property to be sold is described as follows (collectively, the "Property"): certain real property (and interests therein) located in Hunt County, Texas, as more specifically described in Exhibit "A" attached hereto and incorporated herein for all purposes, and all other Mortgaged Property (as defined in Exhibit "A" attached hereto).

2. Deed of Trust.

The instrument to be foreclosed is that certain Deed of Trust and Assignment of Rents, executed by Power of 3 Investments, LLC, a Texas limited liability company ("Grantor"), dated as of July 1, 2025, to Moses, Palmer & Howell, L.L.P., Trustee, for the benefit of PAJ Fund II, LLC, a Foreign Limited Liability Company ("Lender"), and recorded under Instrument No. 2025-12005 of the Records of Hunt County, Texas (the "Deed of Trust"), which Deed of Trust secures certain indebtedness described therein, including, but not limited to, that certain Promissory Note in the original principal amount of \$280,000.00 dated July 1, 2025, executed by Grantor and payable to the order of Lender (the "Note").

3. Foreclosure Sale.

The Property will be sold at a foreclosure sale as permitted by the Texas Property Code and the Texas Business and Commerce Code to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, August 4, 2026

FILED FOR RECORD
at 11:56 o'clock A M

JUL 13 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

Time: The sale will begin no earlier than 10:00 a.m. (Central Standard Time) or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m. (Central Standard Time).

Place: The area at the base of the Central stairway on the 2nd floor inside the Hunt County Courthouse, located at 2507 Lee St, Greenville, TX 75401, or the base or the North steps outside of the Hunt County Courthouse in the event the Hunt County Courthouse is closed on the first Tuesday of the month as designated by the Commissioners Court of Hunt County, Texas, or, if the preceding area is no longer the designated area, the area most recently designated by the Commissioners Court of Hunt County.

4. Trustee and Substitute Trustee.

Moses, Palmer & Howell, L.L.P. is named as the original Trustee under the Deed of Trust. By Appointment of Substitute Trustees dated July 9, 2026, Lender has appointed each of Michael Gillman, Emily Bowlin, Abbey Jennings and Carolina Paine as a Substitute Trustee under the Deed of Trust, said appointment being in a manner authorized by the Deed of Trust. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale, and any of the foregoing substitute trustees may, acting alone, act under the Deed of Trust pursuant to the terms thereof.

5. Event of Default.

An event of default has occurred under the Note and Deed of Trust. The Note matured on January 1, 2026 and is immediately due and payable. As of the date of this Notice of Substitute Trustee's Foreclosure Sale, Lender has not received payment in full of the Note, and the event of default continues. Therefore, Lender has requested that a Substitute Trustee sell the Property to satisfy the Note and the other indebtedness due under the Deed of Trust.

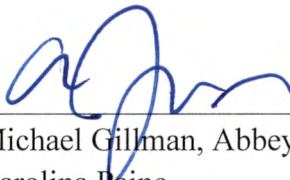
6. Terms of Sale.

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, Lender has the right to direct any Substitute Trustee to sell the Property as an entirety or in parcels. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in AS IS condition, without any express or implied warranties, except as to the warranties of title by Grantor, if any, provided for under the Deed of Trust. Lender may enter a credit bid against the indebtedness.

Pursuant to Section 51.0075 of the Texas Property Code, each Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by such Substitute Trustee.

Lender may postpone, withdraw, or reschedule the sale for another day. In such event, no Substitute Trustee is required to appear at the date, time, and place of such sale to announce such postponement, withdrawal, or rescheduling.

Questions concerning the sale may be directed to Michael Gillman, a Substitute Trustee, at the contact information listed below.

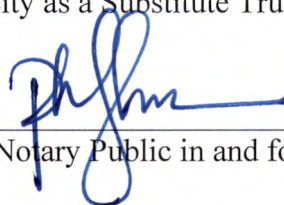
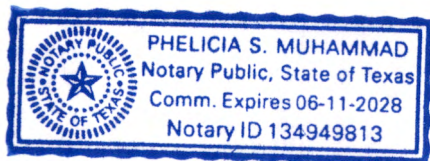


Michael Gillman, Abbey Jennings, Emily Bowlin, or
Carolina Paine
Substitute Trustee

c/o Gray Reed & McGraw LLP
1845 Woodall Rodgers FWY
Suite 1300
Dallas, Texas 75201
Phone: (469) 320-6048

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on this the 10th day of July, 2026, by
Phelicia Ray Muhammad in his/her capacity as a Substitute Trustee under the Deed of Trust.



Notary Public in and for the State of Texas

Exhibit "A"

Mortgaged Property

PROPERTY in the County of Hunt, State of Texas, described as:

SITUATED IN HUNT COUNTY, TX, LOT NO. 29, CADDO CREEK I, AN ADDITION TO HUNT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 400, PAGE 1541 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS; SAID LOT CONTAINING 2.65 ACRES AND BEING KNOWN AS 1001CR 2738, CADDO MILLS, TX 75135.

Street address: 1001 County Road 2738, Caddo Mills, TX 75135