

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 30th day of December, 2024, Vijaya Kumar Boggala and Dhanya Vannathan Valappil (collectively the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Snap Alpha, LLC in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Hunt County, Texas; and

WHEREAS, Snap Alpha, LLC is the owner and holder of the Note and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of August, 2026, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, in 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, where the Commissioners Court has designated such sales to take place. The building is located at 2507 Lee Street, Greenville, Texas 75401.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

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 send of this notice immediately.

Said Property is described as follows:

- 1. SEE ATTACHED EXHIBIT "A".
- 2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this 13 day of July, 2026.

ADDRESS OF SUBSTITUTE TRUSTEE:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By:  _____, Substitute Trustee

Return to:
Snap Alpha, LLC
16107 Kensington Drive #220
Sugar Land, TX 77479

FILED FOR RECORD
at _____ o'clock _____ M

JUL 14 2026

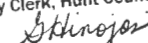
BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

EXHIBIT 'A'

Being a tract of land situated in the John Hart Survey, Abstract No. 403, Hunt County, Texas, same being a portion of that tract of land conveyed to Vijaya Kumar Boggala, and Dhanya Vannathan Valappil by deed recorded in Instrument Number 2022-07590, Official Public Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the South line of that tract of land conveyed to Randy Morris and wife, Shanna Morris, by deed recorded in Volume 1711, Page 241, Deed Records of Hunt County, Texas, same being the West corner of said Boggala/Valappil tract (Tract 2), and being the Northeast corner of that tract of land conveyed to Donna J. Basham, by deed recorded in Volume 1145, Page 476, Deed Records of Hunt County, Texas:

THENCE South 47 degrees 56 minutes 16 seconds East, along the Southwest line of said Boggala/Valappil tract (Tract 2), a distance of 1,689.93 feet to a point for corner, said corner being the South corner of said Boggala/Valappil tract (Tract 2), and lying along the Northwest Right-of-Way line of Texas 24 (variable width right-of-way);

THENCE South 42 degrees 45 minutes 14 seconds West, along the Northwest line of said Texas 24, a distance of 249.46 feet to a 1/2 inch iron rod set with a yellow cap stamped CBG Surveying" for corner, said corner being the East corner of the remainder of said Boggala/Valappil tract, and lying along the Northwest Right-of-Way line of said Texas 24;

THENCE North 46 degrees 50 minutes 49 seconds West, along the Northeast line of said remainder of said Boggala/Valappil tract, a distance of 469.55 feet to a 1/2 inch iron set with a yellow cap stamped CBG Surveying" for corner, said corner being the North corner of said remainder of said Boggala/Valappil tract;

THENCE South 43 degrees 17 minutes 29 seconds West, along the Northwest line of said remainder of said Boggala/Valappil tract, a distance of 320.46 feet to a 1/2 inch iron rod set with a yellow cap stamped CBG Surveying" for corner, said corner being the West corner of said remainder of said Boggala/Valappil tract;

THENCE South 46 degrees 44 minutes 20 seconds East, along the Southwest line of said remainder of said Boggala/Valappil tract, a distance of 472.56 feet to a 1/2 inch iron rod set with a yellow cap stamped CBG Surveying" for corner, said corner being the South corner of said remainder of said Boggala/Valappil tract, and lying along the Northwest Right-of-Way line of said Texas 24;

THENCE South 42 degrees 45 minutes 14 seconds West, along the Northwest Right-of-Way line of said Texas 24, a distance of 460.89 feet to a concrete monument found for corner, said corner lying along the Northwest Right-of-Way line of said Texas 24, and being the beginning of a tangent curve to the right having a radius of 5,567.57 feet, a delta angle of 07 degrees 31 minutes 12 seconds, a chord bearing and distance of South 46 degrees 20 minutes 23 seconds West, 730.20 feet, from which a 100D nail found bears South 34 degrees 25 minutes 46 seconds West, a distance of 10.33 feet for witness;

THENCE along said curve to the right, along said Northwest line of said Texas 24, an arc length of 730.73 feet to a 1/2 inch iron rod set with yellow plastic cap stamped CBG Surveying" for corner, said corner lying along the East line of that tract of land conveyed to Lloyd M. Basham and wife, Donna Jean Basham, by deed recorded in Volume 823, Page 881, Deed Records of Hunt County, Texas, from which a 60d nail found bears South 00 degrees 37 minutes 10 seconds East, a distance of 162.73 feet, at the Southeast corner of aforesaid Basham tract, for reference;

THENCE North 00 degrees 37 minutes 20 seconds West, along said East line of Basham tract (823/881), a distance of 2393.97 feet to the POINT OF BEGINNING and containing 1,365,201 square feet or 31.34 acres of land, more or less.