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STATE OF TEXAS
COUNTY OF HUNT

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NOTICE OF FORECLOSURE SALE

Deed of Trust and Assignment of Rents ("Deed of Trust")

Dated: 05/12/2022

Grantor(s): 5 Star Customs, LLC

Trustee: Superior Loan Servicing

Lender: Signature Capital LLC

Recorded in: 2022-11444 of the Real Property Records of Hunt County, Texas

Secures: Commercial Promissory Note (For Investment Purposes) ("Note") in the original principal amount of 160,000.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Que Management, LLC, as 90% owner by an instrument dated 05/25/2022, and recorded in 2022-13036 of the Real Property Records of Hunt County, Texas and Elite Staffing Strategies, LLC, as 10% owner ("Beneficiaries") by an instrument dated 05/25/2022, and recorded in 2022-13035 of the Real Property Records of Hunt County, Texas

Substitute Trustee: Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris

Substitute Trustee's
Street Address: c/o DWaldmanlaw, P.A.
3418 Highway 6 South, Suite B#345
Houston, TX 77082

Mortgage Servicer: Superior Loan Servicing

Mortgage Servicer's
Address: 7525 Topanga Canyon Blvd,
Canoga Park, CA 91303

Foreclosure Sale:

Date: Tuesday, 12/06/2022

Time: The sale of the Property ("Foreclosure Sale")
will take place between the hours of 1 PM to 4
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 AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE

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 Que Management,
LLC, as 90% owner and Elite Staffing Strategies,
LLC, as 10% owner's bid may be by credit against
the 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 that default, Que Management, LLC, as 90% owner and Elite Staffing Strategies, LLC, as 10% owner, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Que Management, LLC, as 90% owner and Elite Staffing Strategies, LLC, as 10% owner's election to proceed against and sell both the real property and any personal property described in the Deed of Trust 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.

Superior Loan Servicing is representing Que Management, LLC, as 90% owner and Elite Staffing Strategies, LLC, as 10% owner in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Que Management, LLC, as 90% owner and Elite Staffing Strategies, LLC, as 10% owner and Superior Loan Servicing are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as-is, where-is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

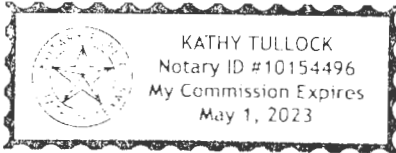
By: Randy Daniel
RANDY DANIEL Substitute Trustee

STATE OF TEXAS

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COUNTY OF HUNT

This instrument was acknowledged before me by Randy Daniel on November 3, 2022



Notary Public, State of Texas

Commission Expires: 05-01-2023

Printed Name:

Kathy Tullock

Exhibit A: Property Description

LEGAL DESCRIPTION OF LAND: BEING ALL OF THAT CERTAIN TRACT TRACT OF LAND SITUATED IN HUNT COUNTY, TEXAS, AND BEING A PART OF THE N.H. DARNELL SURVEY, ABSTRACT NO. 257. AND BEING LOT 1 AND LOT 2, LEWALD'S PLACE, A RECORDED ADDITION TO SAID COUNTY, A PLAT OF SAME BEING RECORDED IN VOLUME 400 AT PAGE 457 FILE CAB. A-290 HUNT COUNTY DEED RECORDS, AND BEING A CALLED 0.862 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO 5 STAR CUSTOMS, LLC, RECORDED IN DOCUMENT NO. 2020-15061 OF SAID DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 12" IRON ROD FOUND FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 ON THE EAST LINE OF COUNTY ROAD NO. 3612, SAID COMER BEING THE SOUTHWEST CORNER OF THE CALLED 0.862 ACRE TRACT OF LAND:

THENCE N. 01° 39' 59" W AND WITH THE EAST LINE OF COUNTY ROAD NO, 3612 A DISTANCE OF 450.00 FEET TO A 12" IRON ROD FOUND FOR COMER:

THENCE N 88° 06' 01" E AND WITH THE NORTH LINE OF THE CALLED 0.862 ACRE TRACT OF LAND A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR COMER ON THE WEST LLNE OF THE LEWALD"S PLACE;

THENCE S 01° 54' 33" E AND WITH THE WEST LINE OF LEWALD'S PLACE A DISTANCE OF 288.53 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER IN CONCRETE;

THENCE N 88° 20' 32" E AND WITH THE COMMON LINE OF LOT 3 IN LEWALD'S PLACE A DISTANCE OF 133.96 FEET TO AN 1/2" IRON ROD FOUND FOR CORNER ON THE WEST LINE OF LEWALD LANE;

THENCE S 01° 50' 17" E AND WITH THE WEST LINE OF LEWALD LANE A DISTANCE OF 158.65 FEET TO AN 1/2" IRON ROD FOUND FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO, 276;

THENCE S 87 30' 37" W AND WITH THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 276 A DISTANCE OF 215.68 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 1.326 ACRES OF LAND WITHIN THESE METES AND BOUNDS AS RECITED.

PROPERTY COMMONLY KNOWN AS: 900 WEST STATE HIGHWAY 276, QUINLAN, TX 75474