

11-6-23

FILED FOR RECORD  
at 1:00 o'clock P.M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAR 12 2024

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Stinojos*

STATE OF TEXAS \*  
\* KNOW ALL MEN BY THESE PRESENT  
COUNTY OF HUNT \*

WHEREAS, by Deed of Trust, dated **SEPTEMBER 1, 2023**, filed for record with the County Clerk of **HUNT** County, Texas, Instrument #**2023-17349** of the Deed Records of **HUNT** County, Texas, executed by **PHOENICIAN DEVELOPMENT GROUP, LLC & EMPIRE DEVELOPMENT SOLUTIONS LLC**, to **CARRIE WAIBEL or ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS INC**, the property situated in the County of **HUT**, Texas, to wit:

LOT 7, BLOCK A, PINEGATES VILLAGE, A SUBDIVISION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN FILE NO.2015-7337, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND IN CABINET G, SLIDE 247, PLAT RECORDS, HUNT COUNTY, TEXAS.  
**aka: Lot 7 Pinegates Village Rd., Greenville, TX 75401.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$2,000,000.00** executed by **PHOENICIAN DEVELOPMENT GROUP, LLC & EMPIRE DEVELOPMENT SOLUTIONS LLC**, and made payable to First Funding Investments, Inc.;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, ROBERT LAMONT, DAVID GARVIN OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 2nd day of APRIL, 2024**, being the first Tuesday of such month, at the county courthouse of **HUNT COUNTY TEXAS**, the substitute Trustee will sell the

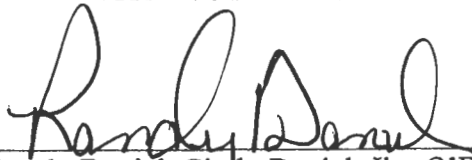
Lot 7 Pinegate Village Rd., Grandville, TX 75401

Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **HUNT COUNTY COURTHOUSE**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **HUNT** County for such sales, to the highest bidder for cash. Said sale will begin at **2:00 o'clock P.M.**, or not later than three (3) hours thereafter.

**"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."**

WITNESS MY HAND this **8th day of MARCH, 2024.**



Randy Daniel, Cindy Daniel, Jim O'Bryant, Robert Lamont, David Garvin or Kelly Goddard, as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320,  
Fort Worth, TX 76179

Lot 7 Pinegate Village Rd., Grandville, TX 75401