

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, THEN YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

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COUNTY OF STEPHENS

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You, HBSN Investment Co LLC, Sahak Yildiz, Bercuhi Yildiz, and the Yildiz Family Trust, are hereby notified that on Tuesday, March 5, 2024, between the hours of 10:00 A.M. and 1:00 P.M. at the Stephens County Courthouse's South entrance steps, known as the Walker Street entrance (or as designated by the Stephens County Commissioner's office or as designated by the Stephens County Commissioners Court) located at 200 West Walker, Stephens County, Breckenridge, Texas 76424, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Real Property"). The earliest time that the sale will begin is 10:00 A.M. The address or other common designation of the Real Property is as follows: 3700 Cactus Cove, Stephens County, Breckenridge, Texas 76424.

This sale will be made to satisfy the debt evidenced by the Promissory Note dated March 4, 2022, in the original principal sum of \$900,000.00, executed by you as Maker to Texell Credit Union as Payee and secured by and pursuant to the power of sale conferred in the Deed of Trust dated March 4, 2022 (the "Deed of Trust"). The Deed of Trust was executed by you as Grantor to Galen Burke as Trustee for the benefit of Texell Credit Union (the "Beneficiary") and was recorded in Instrument No. 2022-00000456 of the Official Public Records of Stephens County, Texas.

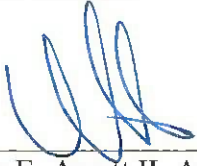
The Beneficiary has appointed and substituted me, the undersigned Nicholas E. Arrott II, as Substitute Trustee under the Deed of Trust by a written Appointment of a Substitute Trustee, which is recorded in the Official Public Records of Stephens County, Texas. As Substitute Trustee, I am vested with and succeed to all the powers and duties given to the original Trustee. Thus, the Beneficiary has requested me, the undersigned Substitute Trustee, to enforce this trust by selling the Real Property because you are in default in the payment of the note described in the Deed of Trust.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe Texell Credit Union the sum of \$897,722.91. If you do not pay Texell Credit Union this amount, then the Real Property will be sold to satisfy the debt. Your debt has been accelerated because you failed to cure your default under this note as was requested in the Notice of Intent to Accelerate sent to you on January 23, 2024; specifically, you failed to pay the total delinquency amounting to \$15,433.46 on or before February 12, 2024.

RECEIVED AND FILED
FOR POSTING
At 1:25 O'Clock P.M.
FEB 13 2024
JACKIE ENSLEY Co. Clerk
STEPHENS COUNTY, TEXAS
By Ay Barrera Deputy

Executed on this the 13th day of February, 2021.

Substitute Trustee:



Nicholas E. Arrott II, Attorney
Shahan Decker & Arrott PLLC
2 Village Drive, Suite 101
Abilene, Texas 79606

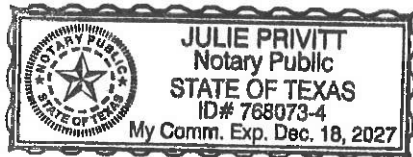
ACKNOWLEDGEMENT

THE STATE OF TEXAS

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COUNTY OF TAYLOR

This instrument was acknowledged before me on the 13th day of February, 2021, by Nicholas E. Arrott II, in the capacities so stated herein.




NOTARY PUBLIC, State of Texas

EXHIBIT A

5.35 acres of land out of Block 4 T-Town Addition to the City of Breckenridge, Stephens County, Texas and being shown on the plat of T-Town Addition recorded in Cabinet 1 Slide 46A, Plat Records, Stephens County, Texas.

BEGINNING at a 1/2" iron pin set for the southeast corner of Block 4;

THENCE S 89°45'00" (Called Bearing) with the south line of Block 4 a distance of 465.78' to a 1/2" iron pin found for the southwest corner of Block 4 and the Southeast corner of Block 6 T-Town Addition;

THENCE N 0°21'40" W with the west line of Block 4 a distance of 500.00' to a fence corner being the northwest corner of this tract;

THENCE N 89°45'00" E 466.81' to a 1/2" iron pin set in the east line of Block 4 for the northeast corner of this tract;

THENCE S 0°14'38" E with the east line of Block 4 a distance of 500.00' to the place of beginning and containing 5.35 acres of land.