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	§ §	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF EASTLAND	§	

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 Eastland County Courthouse's South entrance steps (or as designated by the Eastland County Commissioner's office or as designated by the Eastland County Commissioners Court) located at 100 West Main Street, Eastland County, Eastland, Texas 76448, 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: 610 South Madera Street, Eastland County, Eastland, Texas 76488.

This sale will be made to satisfy the debt evidenced by the Promissory Note dated March 4, 2022, in the original principal sum of \$600,000.00, 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. 2022-000659 of the Official Public Records of Eastland 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 Eastland 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 \$599,700.33. 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 \$10,730.63 on or before February 12, 2024.

RECEIVED 11.25A M. CATHY JENTHO, COUNTY CLERK

FEB 13 2024

EASTLAND COUNTY, TEXAS

By Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Executed on this the $13\frac{1}{12}$ day of	Februa	vy	, 20_	ZA.		
Substitute Trustee:	`					
Nicholas E. Arron II, Attorney						
Shahan Decker & Arrott PLLC 2 Village Drive, Suite 101						
Abilene, Texas 79606						
AC	KNOWLE	<u>DGEMEN</u>	<u>T</u>			
THE STATE OF TEXAS	§ § §					
COUNTY OF TAYLOR	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\					
This instrument was	acknowledged	before me	on the	1345	day	of
rebruary, 202A	, by Nicholas E	. Arrott II, in th	ne capacitie	s so stated h	ierein.	
JULIE PF Notary P STATE OF ID# 7680 My Comm. Exp. D	ublic TEXAS	NOTARY PI	i / Ni UBLIC, Sta	ite of Texas		_

EXHIBIT A

1.281 acres of land being described in two tracts of land out of Block H, National Highway Subdivision of Block 48 Daugherty Addition to the City of Eastland, Eastland County, Texas as shown of the plat recorded in Slide 119 Plat Records, Eastland County, Texas, and being the same land as described in deed recorded in Volume 1576 Page 183 and Volume 1927 Page 139, Official Public Records, Eastland County, Texas.

Tract 1

0.468 acres of land being all of Lots 13 and 14 the north 36.0° of Lot 12 Block H, National Highway Subdivision of Block 48 of Daugherty Addition to the City of Eastland, Eastland County, Texas.

Beginning at a 1/2" iron pin found in the east line of Madera Street for the northwest corner of Lot 14;

THENCE East 150.0' to a 1/2" iron pin found in the west line of a 20.0' alley for the northeast corner of Lot 14 being the southeast corner of a tract described in Volume 1008 Page 130;

THENCE South with the the west line of the alley passing the northeast corner of Lot 13 at 50 0', the northeast corner of Lot 12 at 100.0' and continuing a total of 136.0' to a fence corner for the southeast corner of this tract and the northeast corner of Volume 1747 Page 611;

THENCE West passing the northwest corner of Volume 1747 Page 611 at 75.0' and continuing a total of 150.0' to a 1/2" iron pin set in the east line of Madera Street for the northwest corner of Volume 1764 Page 255 and being the southwest corner of this tract:

THENCE North with the east line of Madera Street passing the northwest corner of Lot 12 at 36.0', the northwest corner of Lot 13 at 86.0' and continuing a total of 136.0' to a place of beginning and containing 0.468 acres of land.

Tract 2

0.813 acres of land being all of Lots5, 6, 7, 8, and 9, Block H, National Highway Subdivision of Block 48, Daugherty Addition to the City of Eastland, Eastland County, Texas, as shown on the plat recorded in Slide 119 Plat Records, Eastland County, Texas.

BEGINNING at a 1/2" iron pin found in the west line of Ostrum Street being the northeast corner of Lot 5;

THENCE South with the west line of Ostrum Street passing the northeast corner of Lot 6 at 50.0°, the northeast corner of Lot 7 at 100.0°, the northeast corner of Lot 8 at 150.0°, the northeast corner of Lot 9 at 200.0° and continuing a total of 236.0° to a 1/2" iron pin set for the southeast corner of Block H;

THENCE West with the north line of Sadosa Street 150.0' to a 1/2" iron pin found for the southwest corner of Lot 9;

THENCE North with the east line of a 20.0' alley passing the northwest corner of Lot 7 at 136.0', the northwest corner of Lot 6 at 186.0', and continuing a total of 236.0' to a 1/2" iron pin found for the northwest corner of Lot 5;

THENCE East 150.00' to the place of beginning and containing 0.813 acres of land.