

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, MIKLAVZ ZORNIK, A SINGLE MAN, AND HTT SOLUTION CONSULTING, LLC, A TEXAS LIMITED LIABILITY COMPANY delivered that one certain Leasehold Deed of Trust dated AUGUST 24, 2022, which is recorded in INSTRUMENT NO. 2022-002957 of the real property records of EASTLAND County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$270,000.00 payable to the order of CISCO 4A DEVELOPMENT CORPORATION, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, CISCO 4A DEVELOPMENT CORPORATION, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


THEREFORE, NOTICE IS HEREBY GIVEN that on AUGUST 5, 2025, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of EASTLAND County, Texas, for such sales (OR AT THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE (SOMETIMES REFERRED TO AS THE EASTLAND STREET ENTRANCE)).

BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is CISCO 4A DEVELOPMENT CORPORATION, 701 CONRAD HILTON BLVD, CISCO, TX 76437. The name and address of the Mortgage Servicer is CISCO 4A DEVELOPMENT CORPORATION, 701 CONRAD HILTON BLVD, CISCO, TX 76437. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: JULY 14, 2025.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR TERRY BROWDER OR
LAURA BROWDER

FILE NO.: MISC-1922
PROPERTY: 365 FM 3807, #20
CISCO, TEXAS 76437

HTT SOLUTION CONSULTING, LLC

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

RECEIVED 12:55P M.
CATHY JENTHO, COUNTY CLERK

JUL 14 2025

EASTLAND COUNTY, TEXAS
By EN Deputy

EXHIBIT "A"

Leasehold estate in the following real property:

All that certain 0.55 acre tract or parcel of land situated in the S.P.R.R. Co. Survey, Section 508, Block 4, also known as J. Davis Survey, Abstract No. 753, County of Eastland, State of Texas, said tract being part of a called 180 acre described in Deed to the City of Cisco, filed of record on December 26, 1941, and recorded in Volume 365, Page 309 of the Deed Records of said Eastland County, and being more particularly described as follows:

BEGINNING for a northeast corner of the tract being described herein at a set 60D nail, said nail being South 23 degrees, 06 minutes, 43 seconds, West, a distance of 1601.11 feet from a found 1/2" rebar with cap "5087" in the south line of Farm to Market Road 2807, said rod being the northeast corner of said City of Cisco tract, and said rod being the northwest corner of a tract of land described in Warranty Deed to Robert D. Ashley and wife, Nina F. Ashley, filed or recorded on October 3, 2003, in Volume 2362, Page 281 of the Official Records of Eastland County, Texas, said nail also having NAD83 NCTZ grid coordinates of N-6835126.15 E-1814853.16;

THENCE South with the east line of this tract, a distance of 120.0 feet to a set 60D nail set for the southeast corner of the tract;

THENCE West with the south line of this tract, a distance of 200.0 feet to a set 60D nail for the southwest corner of this tract;

THENCE North with the west line of this tract, a distance of 120.0 feet to a set 60D nail for the northwest corner of this tract;

THENCE East with the north line of this tract, a distance of 200.0 feet to the POINT OF BEGINNING and containing 0.55 acres of land.

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HTT SOLUTION CONSULTING, LLC