

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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.

**DEED OF TRUST INFORMATION:**

Date: **April 26, 2024**  
Grantor(s): **Karen S Jones who took title as Karen Jones joined herein pro forma by her spouse James L Jones**  
Original Mortgagee: **Mortgage Electronic Registration Systems Inc., as nominee for Prosperity Bank**  
Original Principal: **\$396,000.00**  
Recording Information: **241969**  
Property County: **Austin**  
Property: **\*SEE ATTACHED\***  
Property Address: **1611 Koy Road  
Bellville, TX 77418**

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely in its capacity as owner trustee of FLIC Residential Mortgage Loan Trust 1**  
Mortgage Servicer: **Selene Finance LP**  
Mortgage Servicer Address: **3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019**

**SALE INFORMATION:**

Date of Sale: **May 5, 2026**  
Time of Sale: **1:00 PM or within three hours thereafter.**  
Place of Sale: **INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**  
Substitute Trustee: **Tejas Corporate Services, LLC, and Padgett Law Group, any to act**  
Substitute Trustee Address: **546 Silicon Dr., Suite 103  
Southlake, TX 76092**

FILED

2026 MAR 16 PM 1:35

PLG File Number: 25-016913-1

  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

1

2026-010

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

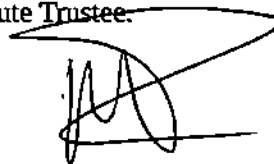
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.*
4. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
5. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

2026-010

6. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

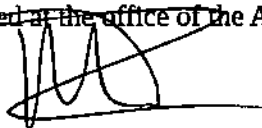
*P Jones*



Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

**CERTIFICATE OF POSTING**

My name is *Megan Randle*, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on *3/16/26*, I filed at the office of the Austin County Clerk to be posted at the Austin County courthouse this notice of sale.



Declarant's Name: *Megan Randle*

Date: *3/16/26*

Padgett Law Group  
546 Silicon Dr., Suite 103, Southlake, TX 76092  
(850) 422-2520

*2026-010*

**EXHIBIT "A"**

A partition of 7.00 acres of land described in Volume 713 Page 108, originally out of the Richard Graham Survey, Abstract 171, Austin County, Texas, and being a portion of a called 17.00 acre tract described in Deed from Chester Garnett, et al, to Morgan Leroy Jones, et ux, as recorded in Volume 386, Page 296, of the Deed Records of Austin County, Texas that is more fully described by metes and bounds as follows:

**COMMENCING** at a ½ iron rod found as the west corner of a 10.050 acre tract of land described in the year 2005 file records under document number 00055487, the southeast corner of a 25.292 acre tract described in Volume 640, Page 348 recorded in the Official Records of Austin County, same point being in the northeasterly right of way of State Highway 159.

**THENCE** departing from said right of way with the common line of said 25.292 acre tract by the following two calls:

N 17° 39' 14" E a distance of 417.41' to an angle point in said 10.050 acre tract

N 55° 48' 25" E a distance of 695.48' to the north corner of said 10.050 acres and the west corner of herein described partition from which a wooden fence post bears N 21° 18' 16" W a distance of 1.27'

**THENCE** S 46° 21' 04" E with common line of said 10.050 acre and the original 7.00 acres 406.99' to a 5/8" iron rod stamped "Waterloo 4324" set for the **PLACE OF BEGINNING** and the west corner of the newly defined 2.000 acre tract;

**THENCE** parallel to the northwesterly line of formally 7.00 acres N 55° 48' 09" E a distance of 239.61' to a 5/8" iron rod stamped "Waterloo 4324" set for the north corner of herein described 2.000 acres;

**THENCE** parallel to southwesterly line of 7.00 acres S 46° 21' 04" E a distance of 361.17' to a 5/8" iron rod stamped "Waterloo 4324" set in the northwesterly right of way of Koy Road, same point being the east corner of herein described tract.

**THENCE** along said right of way and the southeast line of said 7.00 acres S 50° 38' 50" W a distance of 236.00' to a 5/8" iron rod found as the east corner of 10.050 acres, the south corner of former 7.00 acres, and also being the south corner of tract herein described;

**THENCE** with the common line of said 10.050 acres N 46° 21' 04" W a distance of 382.87' to the **PLACE OF BEGINNING** creating a 2.000 acre tract of land, leaving a 5.000 acre residual, and completing the partition of said 7.00 acres.

**NOTE:** This Company does not represent that the above described acreage and/or square footage calculations are correct.

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**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

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**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated December 07, 2004 and recorded under Clerk's File No. 048274, in the real property records of AUSTIN County Texas, with Jesse Garcia Jr and wife Cindy Lea Garcia as Grantor(s) and Option One Mortgage Corporation, a California Corporation as Original Mortgagee.

Deed of Trust executed by Jesse Garcia Jr and wife Cindy Lea Garcia securing payment of the indebtedness in the original principal amount of \$78,750.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jesse Garcia Jr. Wells Fargo Bank, National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-OPT1, Mortgage Pass-Through Certificates, Series 2005-OPT1 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

**Legal Description:**

**BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.258 ACRES OF LAND, MORE OR LESS, IN THE CITY OF WALLIS, MILBURN AND DAVIS LEAGUE, ABSTRACT 71, AUSTIN COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN CALLED 0.2583 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 648, PAGE 429 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, SAME BEING A PORTION OF BLOCK H OF M.L.H HARRY'S ADDITION AS RECORDED IN VOLUME 10, PAGE 126 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.258 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

**SALE INFORMATION**

**Date of Sale: 05/05/2026**

**Earliest Time Sale Will Begin: 1:00 PM**

FILED  
2025 MAR 17 PM 3:34

*[Signature]*  
AUSTIN COUNTY CLERK  
AUSTIN COUNTY, TEXAS

**Location of Sale:** The place of the sale shall be: AUSTIN County Courthouse, Texas at the following location: In the foyer of the Austin County Courthouse, or if the preceding area is no longer the designated area, the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

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44-25-00476  
AUSTIN



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The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

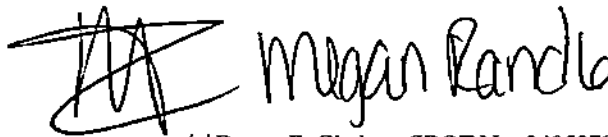
**STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Megan L. Randle, Ebbie Murphy, Pete Florez, Debby Jurasek , Jennyfer Sakiewicz, Agency Sales and Posting, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 03/10/2026.



/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: 

Printed Name: Megan Randle

C&M No. 44-25-00476

2026-012

# EXHIBIT A

## METES AND BOUNDS

### DESCRIPTION

OF

0.258 ACRE

IN THE

CITY OF WALLIS

MILBURN AND DAVIS LEAGUE, ABSTRACT 71

AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 0.258 acre of land, more or less, in the City of Wallis, Milburn and Davis League, Abstract 71, Austin County, Texas, same being all that certain called 0.2583 acre parcel as described by deed recorded in Volume 648, Page 429 of the Official Records of Austin County, same being a portion of Block H of M.L.H. Harry's Addition as recorded in Volume 10, Page 126 of the Deed Records of Austin County, Texas, said 0.258 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1 inch iron pipe found for corner, same being the intersection of the common northeasterly right-of-way line of Center Street (80 feet in width) and the northwesterly right-of-way line of Birch Street (80 feet in width), same being the common southerly corner of said block H, and same being the POINT OF BEGINNING and southerly corner of the tract herein described;

THENCE, leaving said common northwesterly right-of-way line, with said northeasterly right-of-way line and said common line, North 46 degrees 00 minutes 00 seconds West, a distance of 149.60 feet (called North 46 degrees 00 minutes 00 seconds West, 150.00 feet) to a 1/4 inch iron rod found for corner, same being the common southerly corner of that certain called 11,250 square foot parcel as described by deed recorded in Volume 533, Page 92 of the Official Records of Austin County, Texas, same being in the common southwesterly line of said Block H, and same being the westerly corner of the tract herein described;

THENCE, leaving said common northeasterly right-of-way line and with said common line, North 43 degrees 51 minutes 26 seconds East, a distance of 75.19 feet (called North 44 degrees 00 minutes 00 seconds East, 75.00 feet) to a 1/4 inch iron rod found for corner, same being the common easterly corner of said called 11,250 square foot parcel, same being in the common southwesterly line of that certain Tract One called 75' x 300' parcel as described by deed recorded in Volume 227, Page 259 of the Deed Records of Austin County, Texas, and same being the northerly corner of the tract herein described;

THENCE, with said common line, South 46 degrees 00 minutes 00 seconds East, a distance of 149.60 feet (called South 46 degrees 00 minutes 00 seconds East, 150.00 feet) to a 1 inch iron pipe found for corner, same being in the common northwesterly right-of-way line of said Birch Street, same being the common southerly corner of said Tract One called 75' x 300' parcel, same being in the common southeasterly line of said Block H, and same being the easterly corner of the tract herein described;

THENCE, with said common northwesterly right-of-way line and said common line, South 43 degrees 51 minutes 26 seconds West, a distance of 75.19 feet (called South 43 degrees 00 minutes 00 seconds West, 75.00 feet) to the POINT OF BEGINNING of the tract herein described and containing 0.258 acre of land, more or less.

2026-012

### Notice of [Substitute] Trustee Sale

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.

**1. Date, Time and Place of Sale.**

**Date:** 05/05/2026

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Austin County, Texas at the following location: **INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 415 N HUNT ST, BELLVILLE, TX 77418-1328

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/30/2016 and recorded 08/31/2016 in Document 163688, Re-filed on 02/08/2024 in Document 240576 real property records of Austin County, Texas, with **NATHANIEL J. HALE AND FELICIA N. FALK, HUSBAND AND WIFE** grantor(s) and **PRIMELENDING, A PLAINSCAPITAL COMPANY** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **NATHANIEL J. HALE AND FELICIA N. FALK, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of \$113,386.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Onity Mortgage Corporation F/K/A PHH Mortgage Corporation** is the current mortgagee of the note and deed of trust or contract lien.

FILED

2026 MAR 26 PM 1:06

*[Signature]*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2026-013

## Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 0.676 ACRES, SITUATED IN AUSTIN COUNTY, TEXAS, BEING OUT OF THE JOHN NICHOLS SURVEY, ABSTRACT NO. 73, IN THE CITY OF BELLVILLE, BEING ALL OR A PORTION OF THE PROPERTY DESCRIBED IN THAT DEED FROM EMIL B. KRUMREY, ET UX TO TRENCKMAN D. FALK, ET UX, DATED JANUARY 28, 1957, RECORDED IN VOLUME 230, PAGE 492 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS, BEING A PORTION OF A CALLED 13,555 SQ. FT. TRACT (DESIGNATED FIRST TRACT) AND A PORTION OF A CALLED 13,555 SQ. FT. TRACT (DESIGNATED SECOND TRACT), BOTH TRACTS BEING DESCRIBED IN THAT PARTITION DEED DATED JULY 13, 1973, AND RECORDED IN VOLUME 356, PAGE 645 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.676 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 2 INCH PIPE, LYING IN THE SOUTHERLY LINE OF THE ALAN D. CRAWFORD CALLED 0.206 ACRE TRACT (FILE NO. 125678, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS), MARKING THE NORTHWEST CORNER OF THE BRANDT INVESTMENT PROPERTIES, LLC CALLED 0.384 ACRE TRACT (FILE NO. 104631, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS), LYING IN THE EASTERLY LINE OF THE ORIGINAL CALLED 13,555 SQ. FT. TRACT (FIRST TRACT), AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE WESTERLY LINE OF THE BRANDT INVESTMENT PROPERTIES, LLC TRACT, AND ALONG A PORTION OF THE WESTERLY LINE OF THE SUSAN M. HUFF CALLED 0.539 ACRE TRACT (FILE NO. 045343, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS), WITH THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, S 21DEG 28MIN 41SEC W, 66.44 FT, TO A FOUND 1/2 INCH IRON ROD, MARKING THE SOUTHWEST CORNER OF SAID BRANDT TRACT, AND A NORTHWEST CORNER OF SAID HUFF TRACT; AND, S 21DEG 09MIN 48SEC W, 108.77 FT., TO A POINT IN A CHAINLINK FENCE CORNER POST, MARKING THE APPARENT NORTHEAST CORNER OF THE GLADIS A. SALINAS TRACT (FILE NO. 091941, OFFICIAL RECORD OF AUSTIN COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHERLY LINE OF SAID SALINAS TRACT, WITH THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT, N 65DEG 01MIN 35SEC W, 181.96 FT, TO A FOUND 1/2 INCH IRON ROD, LYING IN THE EASTERLY MARGIN OF HUNT STREET (PUBLIC RIGHT-OF-WAY), MARKING THE NORTHWEST COMER OF SAID SALINAS TRACT, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EASTERLY MARGIN OF HUNT STREET, WITH THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, N 21DEG 06MIN 10SEC E, 149.60 FT., TO A FOUND 1/2 INCH IRON ROD, MARKING THE SOUTHWEST CORNER OF THE LEE A. PERSKY CALLED 0.257 ACRE TRACT (FILE NO. 015945, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS), AND A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID STREET MARGIN, ALONG THE SOUTHERLY LINE OF SAID PERSKY TRACT, S 65DEG 02MIN 37SEC E, 90.28 FT. TO A FOUND 3/8 INCH IRON ROD, MARKING THE

TS No.: 2026-00243-TX  
25-000267-673

**SOUTHEAST CORNER OF SAID PERSKY TRACT, AND A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE ALONG A PORTION OF THE EASTERLY LINE OF SAID PERSKY TRACT, N 22DEG 33MIN 53SEC E, 24.51 FT., TO A FOUND 3/4 INCH PIPE, MARKING THE SOUTHWEST CORNER OF THE AFOREMENTIONED ALAN D. CRAWFORD CALLED 0.206 ACRE TRACT, AND MARKING A NORTHWEST CORNER OF THE HEREIN DESCRIBED TACT;**

**THENCE ALONG THE SOUTHERLY LINE OF SAID CRAWFORD TRACT, WITH A NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, S 65DEG 41MIN 50SEC E, 91.54 FT., TO THE PLACE OF BEGINNING AND CONTAINING 0.676 ACRES OF LAND.**

**BEING THE SAME PROPERTY DESCRIBED IN DEED DATED AUGUST 30, 2016, EXECUTED BY JON C. FALK, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF HETTIE A. FALK, DECEASED, RICHARD CRAIG FALK AND SUSAN RENEE FALK BOLTEN TO FELICIA FALK AND NATHANIEL JAMES HALE, RECORDED UNDER CLERK'S FILE NO. 163687, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. FURTHER AFFIANT SAITH NOT.**

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Onity Mortgage Corporation F/K/A PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Onity Mortgage Corporation F/K/A PHH  
Mortgage Corporation  
PO BOX 24605  
West Palm Beach, FL 33416-4605  
Phone: 877-744-2506**

2026-013

TS No.: 2026-00243-TX  
25-000267-673

## Notice of [Substitute] Trustee Sale

9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Date: March 24, 2026

  
Loundie Cherry-Trustee Sale Assistant

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

For additional sale information visit: [www.hubzu.com](http://www.hubzu.com) or (855) 882-1314

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

# NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

## INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 12, 2006 and recorded under Clerk's File No. 062347, in the real property records of AUSTIN County Texas, with Edward Utter a single person and Tammy Adams a single person as Grantor(s) and Option One Mortgage Corporation, a California Corporation as Original Mortgagee.

Deed of Trust executed by Edward Utter a single person and Tammy Adams a single person securing payment of the indebtedness in the original principal amount of \$76,950.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Edward Utter and Tamy Adams. Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

### Legal Description:

**FIELD NOTES OF A SURVEY OF A 0.815 ACRE TRACT OUT OF THE STEPHEN F. AUSTIN FOUR LEAGUE GRANT, ABSTRACT NO. 4, AUSTIN COUNTY, TEXAS. SAID 0.815 ACRE TRACT BEING ALL OF THAT CALLED 0.815 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MARK ALAN EMSHOFF, RECORDED IN FILE NUMBER 026953 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 0.815 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

### SALE INFORMATION

Date of Sale: 05/05/2026

Earliest Time Sale Will Begin: 1:00 PM

FILED  
20 APR -2 PM 3:00  
AUSTIN COUNTY CLERK  
AUSTIN COUNTY, TEXAS

Location of Sale: The place of the sale shall be: AUSTIN County Courthouse, Texas at the following location: In the foyer of the Austin County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the

2026-014



mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Megan L. Randle, Ebbie Murphy, Pete Florez, Debby Jurasek, Jennyfer Sakiewicz, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200



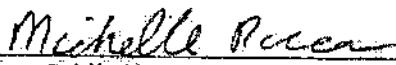
Will Morphis, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

STATE OF TEXAS

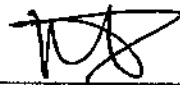
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Will Morphis as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 30th day of March, 2026.

  
Notary Public Signature



Posted and filed by:   
Printed Name: Megan Randle

C&M No. 44-26-0|317

2026-014

## EXHIBIT A

**FIELD NOTES** of a survey of a 0.815 acre tract out of the Stephen F. Austin Four League Grant, Abstract No. 4, Austin County, Texas. Said 0.815 acre tract being all of that called 0.815 acre tract of land described in a deed to Mark Alan Emshoff, recorded in File Number 028953 of the Official Records of Austin County, Texas for which reference is made and the said 0.815 acre tract being described by metes and bounds as follows, TO-WIT:

**BEGINNING** at a 1/2 inch iron rod found (called for in record deed) for the Southwest corner of the herein described tract in the Southeast line of Shupak Road, corner being also in the Northeast line of State Highway No. 159;

**THENCE** N 07° 01' 45" E a distance of 180.28 feet (called N 07° 02' 13" E - 180.27') with the East line of Shupak Road, same being the West line of the herein described 0.815 acre tract to a 5/8 inch iron rod set (capped Frank Surveying - record deed calls for chain link fence corner post of which no evidence could be found) for the Northwest corner of the herein described tract, said corner being also in the Southwest line of a called 89.250 acre tract described in a deed to Willis E. Michna, et ux, File Number 032519, Austin County Official Records;

**THENCE** S 48° 20' 36" E (called S 48° 20' 02" E) with the Northeast line of the herein described tract, same being the Southwest line of the said 89.250 acre tract and at 494.24 feet a 1/2 inch iron rod found (called for in record deed) for the South corner of the said 89.250 acre tract and continuing with the Northeast line of the herein described tract and the Southwest line of a called 88.300 acre tract described in a deed to the Gebig Family Trust, Volume 770, Page 43, Austin County Official Records for a total distance of 503.69 feet (called 503.58') to a 1/2 inch iron rod found (called for in record deed) for the East corner of the herein described tract, said corner being also in the Northeast line of State Highway No. 159;

**THENCE** S 44° 27' 20" W a distance of 9.75 feet (called S 43° 39' 58" W - 9.58') with the Southeast line of the herein described tract to a 1/2 inch iron rod found (called for in record deed) for the Southeast corner of the herein described tract, said corner being also the point of curvature of a curve to the left;

**THENCE** with said curve to the left and being the Northeast line of State Highway No. 159, same being the Southwest line of the herein described tract and having a radius of 1889.83 feet, a delta angle of 12° 18' 48", an arc length of 423.91 feet, and a chord of N 64° 55' 24" W a distance of 423.10 feet to the **PLACE OF BEGINNING**, containing 0.815 acre of land.

Survey Plat to accompany Field Notes.

Project No. 06-113

All bearings are based on the Southwest line of the herein described 0.815 acre tract as described in a survey plat prepared by Glen S. Alexander on June 9, 2000.

**IN WITNESS THEREOF**, my hand and seal, this the 7th day of March 2006.

2626-014

AUSTIN COUNTY CLERK  
AUSTIN COUNTY TEXAS

2026 APR -8 AM 8: 29

**Notice of Foreclosure Sale**

FILED

Deed of Trust ("Deed of Trust"):

Dated: July 5, 2017

Grantors: Alfonso Gonzales Soto and spouse, Lorena Caballero

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Instrument #173541, Official Public Records of Austin County, Texas.

Legal Description:

**TRACT 1:** That certain tract or parcel of land called Tract 1 in Deed dated October 6, 2000 executed by Frances Louise Sampson to The Frances Louise Sampson Trust, recorded under Clerk's File No. 006496, Official Records of Austin County, Texas, containing 0.264 acres, more or less, located in the John W. Kenney Survey, A-244, Austin County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

**TRACT 2:** That certain tract or parcel of land called Tract "B" containing 4.138 acres, more or less, located in the J. W. Kenney Survey, A-244, Austin County, Texas, and being more particularly described by metes and bounds on Exhibit "B" attached hereto and made a part hereof **LESS AND EXCEPT** that certain tract or parcel of land described in Deed dated May 14, 2010 executed by Floy S. Wilkin and husband, Jack Wilkin to Jane G. Bennett, recorded under Clerk's File No. 101844, Official Records of Austin County, Texas, and being more particularly described by metes and bounds on Exhibit "B-1" attached hereto and made a part hereof.

Being part of the same property described in Deed dated September 13, 1965, executed by Herbert Winkelman and wife, Cordie L. Winkelman to D.T. Sampson, Jr., and wife, Frances L. Sampson, recorded in Volume 284, Page 335, Deed Records of Austin County, Texas.

Being part of the same property described in Deed dated October 15, 1970, executed by Theodore F. Pfeffer and wife, Anita R. Pfeffer, Edwin A. Pfeffer and wife, Hilda Pfeffer and Leona Pfeffer to D.T. Sampson, Jr., and wife, Frances L. Sampson, recorded in Volume 322, Page 452, Deed Records of Austin County, Texas.

Secures: Adjustable-Rate Note ("Note") in the original principal amount of \$79,420.00, executed by Alfonso Gonzales Soto ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, May 5, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

2026-015

Place: Austin County Courthouse  
1 East Main  
Bellville, Texas 77418

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 Citizens State Bank'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, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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. For the avoidance of doubt, 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 by Citizens State Bank. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, 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 Trustee.

**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.**

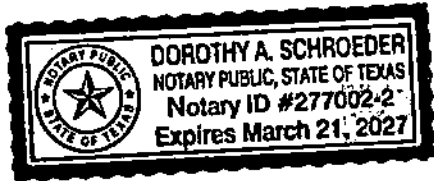
2026-015

*Ervin B. Flencher, Jr.*

Ervin B. Flencher, Jr.  
155 8th Street  
Somerville, Texas 77879

STATE OF TEXAS            )  
COUNTY OF BURLESON    )

This instrument was acknowledged before me on the 6<sup>th</sup> day of APRIL, 2026 by  
Ervin B. Flencher, Jr.



*Dorothy A. Schroeder*

Notary Public, State of Texas  
Notary ID #277002-2  
Expires March 21, 2027

2026-015

Tract 1



ALEXANDER SURVEYING  
LAND SURVEYORS

FRANCIS L. JAMISON

TRACT 1

0.264 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 0.264 Acres located in the John W. Kasey Survey, A-244, Austin County, Texas. Subject tract being a portion of the called 2.371 Acre tract that is described in a Deed to D. W. Sampson, Jr., and wife, Frances L. Sampson as recorded in Volume 322, Page 452 of the Deed Records of Austin County, Texas. Said tract being more particularly a portion of Lots 2, 3, 4 and 5 of Block 6 of the Town of Kasey as recorded in Volume "T", Page 311 D.R.A.C.T. and said tract consisting of 0.264 Acres and being more particularly described as follows:

BEGINNING at a 1/2" Iron rod found in the Southwest line of Loop 497 and being the East corner of various tracts belonging to Fred G. Mantey, et ux as recorded in Volume 373, Page 447 D.R.A.C.T. and being the North corner of the called 2.371 Acre parent tract and the North corner of the herein described tract;

THENCE S 54d 11' 53" E, with the Southwest Right-of-way of Loop 497, a distance of 89.70 ft. (Called S 57d 44' E, 80.11 ft.) to a 1/2" Iron rod found at a fence corner post and being the North corner of various tracts belonging to Walter Stephen Pawlowski as recorded in Volume 693, Page 45 of the Official Records of Austin County, Texas and being the East corner of the herein described tract;

THENCE S 30d 44' 18" W, with the common line with the Pawlowski tract and generally with an existing fence line, a distance of 130.15 ft. (Called Sry. S 31d 39' W) to a 1/2" Iron rod set for the Southeastern or South corner of the herein described tract;

THENCE N 66d 29' 51" W, covering the parent tract, a distance of 80.53 ft. (No Call) to a 1/2" Iron rod found for the South corner of the Mantey tract and being an "X" corner in the parent tract, for the West corner of the herein described tract;

THENCE N 30d 59' 25" E, with the common line with the Mantey Tract, a distance of 125.09 ft. (Called N 31d 50' E, 125.20 ft.) to the PLACE OF BEGINNING and containing 0.264 Acres.

September 6, 2010  
M.O.F 4231

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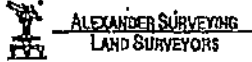
105 E. 6th P.O. Box 386 Bldg. 2, Austin 77416 777/865-9145 Fax 777/865-5988

# EXHIBIT A

## RECORDER'S MEMORANDUM

At the time of recording this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

2026-015



FRANCIS L. SANDFORD

TRACT 1

0.264 ACRES (continued)

NOTES: Bearings shown herein are based upon the description of the J.371 Acre tract recorded in Volume 322, Page 452 D.S.A.C.R.

Reference is hereby made to plat, of the subject tract, prepared this day.

September 6, 2008  
M.D.S. 4321

*Glen S. Alexander*

Glen S. Alexander  
Registered Professional Land Surveyor, #419



Page 2 of 2

105 E. Lha P.O. Box 386 Asafda, Louisiana 77418 979/865-9145 Fax 979/865-5989

**RECORDER'S MEMORANDUM**

At the time of recordation this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

2026-015

Tract 2



ALEXANDER SURVEYING  
LAND SURVEYORS

FRANCES LOUISE SAMPSON TRUST

TRACT "B"

4.138 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 4.138 Acres located in the John W. Kenney Survey, A-244, Austin County, Texas, "Town of Kenney", Volume "Y", Page 319 of the Deed Records of Austin County, Texas. Subject tract being a portion of the 8.276 Acre tract that is described in a Deed to the Frances Louise Sampson Trust recorded in File# 006496 of the Official Records of Austin County, Texas. Said tract consisting of 4.138 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the West Right-of-way of Travis Road (Public Road) and being on the common line with the called 17.943 Acre adjoining tract belonging to Russell Neil Howell as recorded in File# 881060 O.R.A.C.T. and being an angle point in the Southeast line of the 8.276 Acre parent tract, for the Southeast corner of the herein described tract;

THENCE N 42d 36' 47" W, departing the right-of-way of Travis Road and with the common line with the called 17.943 Acre adjoining tract and generally with an existing fence line, a distance of 28.01 ft. (Called N 42d 36' 47" W, 28.01 ft.) to a 1/2" iron rod found at a fence corner post and being an angle point in the 17.943 Acre adjoining tract and being the East corner of a 4.138 Acre tract that has been designated as Tract "A" and having been surveyed and described this day and being an angle point in the herein described tract;

THENCE N 44d 03' 56" W, with the common line with Tract "A", a distance of 265.05 ft. (No Call) to a 1/2" iron rod set for an angle point in Tract "A" and in the herein described tract;

THENCE N 11d 02' 35" W, continuing with the common line with Tract "A", a distance of 633.05 ft. (No Call) to a fence corner post found for an angle point in the Northwest line of the 8.276 Acre parent tract and being the Northeast corner of Tract "A", for the Northwest corner of the herein described tract;

November 30, 2001  
W.O.# 4492

Page 1 of 4

# EXHIBIT B

105 E. Luhn P.O. Box 386 Bolivar, Texas 77418 979/865-9145 Fax 979/865-5988

2026-015



**ALEXANDER SURVEYING**  
**LAND SURVEYORS**

FRANCIS LOUISE SAMPDON TRUST

TRACT "B"

4.188 ACRES (continued)

THENCE N 32d 13' 25" E, generally with an existing fence line, a distance of 113.50 ft. (Called N 32d 13' 25" E, 113.50 ft.) to a fence corner post found for an angle point in various tracts belonging to Fred U. Mantey, at us as recorded in Volume 375, Page 487 D.R.A.C.T. and being an angle point in the herein described tract;

THENCE S 57d 47' 35" E, with the common line with those various tracts mentioned above and generally with an existing fence line, a distance of 83.46 ft. (Called S 57d 47' 35" E, 83.46 ft.) to a 1/2" iron rod found at a fence corner post and being in the approximate centerline of an abandoned alley and being the Southwest or West corner of the 0.264 Acre tract that is described in the above mentioned Deed to the Francis Louise Sampson Trust and designated as Tract 1 and being an angle point in the herein described tract;

THENCE S 55d 29' 51" E, with the common line with the 0.264 Acre adjoining tract, a distance of 90.53 ft. (Called S 55d 49' 51" E, 90.53 ft.) to a 1/2" iron rod found for the South corner of the 0.264 Acre adjoining tract and being an angle point in the herein described tract;

THENCE S 30d 44' 18" W, with the original East line of the 8.275 Acre parent tract, a distance of 8.85 ft. (Called S 30d 44' 18" W, 8.85 ft.) to a 1/2" iron rod found for an angle point;

THENCE S 07d 02' 18" W, continuing with the Easterly line of the parent tract, a distance of 5.95 ft. (Called S 07d 02' 18" W, 5.95 ft.) to a 1/2" iron rod found for an angle point;

THENCE S 58d 09' 19" E, with a line, which is South or Southwest of the existing alley by approximately 18 - 20 ft., a distance of 103.36 ft. (Called S 58d 09' 19" E, 103.36 ft.) to a 1/2" iron rod found at a chain link fence corner post and being the occupied Northwest corner of various tracts belonging to the August Tieman Estate as recorded in Volume 572, Page 184 D.R.A.C.T. and being an angle point in the parent tract and in the herein described tract;

THENCE S 30d 54' 41" W, with the occupied line between the herein described tract and the Tieman Tract, the same being the approximate line between Lot 12 and Lot 13 of the town of Kennay, a distance of 135.16 ft. (Called S 30d 54' 41" W, 135.16 ft.) to a 3/8" iron rod found at a chain line fence

November 30, 2001  
 W.O.# 4492

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2026-015



**ALEXANDER SURVEYING**  
**LAND SURVEYORS**

**FRANCES LOGGIE HAMPSON TRUST**

**TRACT "B"**

**4.138 ACRES (continued)**

corner post and being on the approximate centerline of an unnamed road shown on the plat of the Town of Kenney and being an angle point in the herein described tract;

THENCE S 56d 03' 59" E, with the approximate centerline of said unnamed road and passing at 60.51 ft. a 1/2" iron rod found at the intersection of the centerline of said unnamed road and the West right-of-way of Thompson Street and continuing, a total distance of 95.56 ft. (Called S 56d 03' 59" E, 95.56 ft.) to a 1/2" iron rod found North of an existing shed and being at the centerline intersection of the centerline of said unnamed road and the centerline of Thompson Street and being an angle point in the herein described tract;

THENCE S 30d 45' 12" W, with the approximate centerline of Thompson Street and continuing, a distance of 160.30 ft. (Called S 30d 45' 12" W, 160.30 ft.) to a 1/2" iron rod found at the intersection of Thompson Street and the projection of the centerline of a 20 ft. alley and being an angle point in the herein described tract;

THENCE S 59d 36' 44" E, with the projection of said alley, a distance of 156.11 ft. (Called S 59d 36' 44" E, 156.11 ft.) to a 1/2" iron rod found for an angle point in the herein described tract;

THENCE S 31d 16' 11" W, passing at 10.00 ft. a 1/2" iron rod found at a fence corner post for the Northwest corner of Lot 16, the same being the Northeast corner of Lot 17 of the Town of Kenney and continuing with an existing fence line, a total distance of 123.59 ft. (Called S 31d 16' 11" W, 123.59 ft.) to a 1/2" iron rod found for the Southwest corner of Lot 16, the same being the Southeast corner of Lot 17 and being an angle point in the herein described tract;

THENCE S 58d 33' 30" E, with the South line of Lot 16, 15, 14, 13, 12 and 11 of Block 7 of the Town of Kenney and passing at 190.32 ft. a 1/2" iron rod found (bent) and continuing, a total distance of 196.40 ft. (Called S 58d 33' 30" E, 196.40 ft.) to a 1/2" iron rod found in the Northwest right-of-way of Travis Road and being an angle point in the East line of

November 30, 2001  
 W.O.# 4492

Page 3 of 4



**ALEXANDER SURVEYING  
LAND SURVEYORS**

FRANCIS LOUISY CAMPSON TRUST

TRACT 99

4.138 ACRES (continued)

the herein described tract;

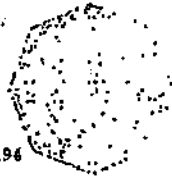
TRACED S 37d 15' 33" W, with the West right-of-way of Travis Road (Public Road), a distance of 214.20 ft. (Called S 37d 15' 33" W, 214.20 ft.) to the PLACE OF BEGINNING and containing 4.138 Acres.

NOTES: Bearings shown hereon are based upon the survey and description of the 8.276 Acre tract recorded in File# 006496 O.R.A. C.T.

Reference is hereby made to plat, of the subject tract, prepared this day.

November 30, 2001  
W.O.# 4492

Glen S. Alexander  
Registered Professional Land Surveyor, #4196



Page 4 of 4

2026-015

# LESS AND EXCEPT



WITNESSES: FLOY S. HILKIN

WITNESS: JAMES C. HANNEY

3.276 ACRES

ALL THAT EXACT OR NEARLY OF LAND consisting of 3.276 Acres located in the John W. Kenney Survey, A-244, Austin County, Texas. Subject tract being a portion of the 3.276 Acre tract described in a Deed Francoise Louise Sampson Trust recorded in File# 886486 of the Official Records of Austin County, Texas. Said tract also being a portion of the "Town of Kenney" recorded in Volume "Y", Page 119 of the Deed Records of Austin County, Texas. Said tract consisting of 3.276 Acres and being more particularly described as follows:

BEGINNING at a point at a fence corner post (found iron rod destroyed) in the West Right-of-Way of Travis Road (Public Road) and being on the common line with the called 17.443 Acre tract described in a Deed to Russell (son) Howell recorded in File# 881060 O.R.A.C.T. and being an angle point in the Southeast line of the 3.276 Acre tract mentioned above and being the extreme South corner of the herein described tract;

THENCE N 42d 26' 47" W, departing the Right-of-Way of Travis Road and with the common line with the Howell tract and generally with an existing fence, a distance of 28.01 ft. (Called N 42d 26' 47" W, 28.01 ft.) to a 1/2" iron rod found at a fence corner post and being an angle point in the Howell tract and the Southeast corner of the 4.138 Acre tract belonging to Paula Jean Litvay recorded in File# 830791 O.R.A.C.T. and being an angle point in the Southwest line of the herein described tract;

THENCE N 44d 03' 59" E, with the common line with the 4.138 Acre adjoining tract, a distance of 265.95 ft. (No Call) to a 1/2" iron rod set at a large fence post and being an angle point in the 4.138 Acre tract and the herein described tract;

THENCE N 11d 02' 35" S, continuing with the common line with the 4.138 Acre tract, a distance of 613.05 ft. (No Call) to a point at a fence corner post at the North corner of the 1.138 Acre tract and being an angle point in the West line of the herein described tract;

THENCE N 32d 13' 25" E, generally with an existing fence, a distance of 113.50 ft. (Called N 32d 13' 25" E, 113.50 ft.)

April 12, 2010  
M.C.# 1D-6132

Page 1 of 4

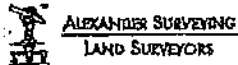
105 E. Lake St. P.O. Box 286 Baytown, TX 77548 409/865-9145 Fax 409/865-8788  
Email: alexander.surveying@earthlink.net

## EXHIBIT B-1

### RECORDER'S MEMORANDUM

At the time of recordation this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

2026-015



**OWNER: FRED O. WILKIN**  
**WORKER: JAMES G. HEDGECOCK**  
**3.955 ACRES (continued)**

to a point at a fence corner post for an angle point in various tracts belonging to Fred O. Wilkin, et ux recorded in Volume 575, Page 457 O.R.S.C.P. and being an angle point in the herein described tract;

**TRAVEL** S 57d 49' 35" E, continuing with the common line with the Wilkin tract and generally with an existing fence, a distance of 83.46 ft. (Called S 57d 49' 35" E, 83.46 ft.) to a point at a fence corner post found in concrete at the Southwest corner of the 0.264 Acre tract that is described in the above mentioned Deed to the Frances Louise Simpson Trust and being the Northwest corner of the 0.202 Acre tract which is a portion of the 3.276 Acre parent tract that has been surveyed and described this day, for an angle point in the herein described tract;

**TRAVEL** S 30d 10' 25" W, with the common line with the 0.202 Acre tract, a distance of 59.04 ft. (No Call) to a 1/2" iron rod set for the Southwest corner of the 0.202 Acre tract and being an angle point in the herein described tract;

**TRAVEL** S 59d 49' 55" E, with the common line with the 0.202 Acre tract, a distance of 51.75 ft. (No Call) to a 1/2" iron rod set for the Southeast corner of the 0.202 Acre tract and being an angle point in the herein described tract;

**TRAVEL** N 30d 44' 17" E, continuing with the common line with the 0.202 Acre tract, a distance of 77.89 ft. (No Call) to a 1/2" iron rod found for an angle point in the 3.276 Acre parent tract and being an angle point in the East line of the 0.202 Acre tract and in the herein described tract;

**TRAVEL** S 58d 09' 19" E, with a line, which is South or Southwest of an existing Alley by approximately 38 - 20 ft., a distance of 403.35 ft. (Called S 58d 09' 19" E, 103.34 ft.) to a 1/2" iron rod found at a charcoal fence corner post and being the occupied Northwest corner of various tracts belonging to James M. Meisner, et ux recorded in Filed 070021 O.R.S.C.P. and being an angle point in the herein described tract;

**TRAVEL** S 30d 54' 41" W, with the common line with the Meisner tract and generally with an existing fence, a distance of 135.16 ft. (Called S 30d 54' 41" W, 135.16 ft.) to a 3/8"

April 12, 2010  
 H.O.# 10-6232  
 Page 2 of 4

105 E. Main St. P.O. Box 386 Mchale, TX 77418 979/865-9145 Fax 979/865-5908  
 Email alexandersurveying@earthlink.net

**RECORDER'S MEMORANDUM**

At the time of recording this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

2026-015



ALEXANDER SURVEYING  
LAND SURVEYORS

OWNER: FLOY D. WILLIAMS

BUYER: STAN E. BARRETT

3.955 ACRES (continued)

Iron rod found at a chainlink fence corner post and being on the approximate centerline of an unnamed road shown on the plat of the "Town of Kenney" and being an angle point in the herein described tract;

TRaverse S 56d 03' 59" E, with the approximate centerline of said Unnamed Road and passing at 50.51 ft. a 1/2" iron rod found at the intersection of the centerline of said Unnamed Road and the called West Right-of-way of Thompson Street (called 70' R.O.W.) and continuing, a total distance of 100.87 ft. (called S 56d 03' 59" E, 100.87 ft.) to a point in the apparent centerline of Thompson Street and being an angle point in the herein described tract;

TRaverse S 30d 45' 12" N, with the approximate centerline of Thompson Street, a distance of 159.99 ft. (called S 30d 45' 12" N, 159.99 ft.) to a 1/2" iron rod found at the intersection of Thompson Street and the projection of the centerline of a 20 ft. alley and being an angle point in the 3.276 Acre parent tract and in the herein described tract;

TRaverse S 59d 36' 41" E, with the centerline of said Alley, a distance of 151.11 ft. (called S 59d 36' 41" E, 151.11 ft.) to a 1/2" iron rod found for an angle point;

TRaverse S 31d 16' 11" N, passing at 10.0 ft. a 1/2" iron rod found at a fence corner post for the Northwest corner of Lot 16 of Block 7 of the "Town of Kenney" belonging to Verna E. Williamson recorded in File 031251 O.R.L.C.T. and continuing generally with an existing fence, a total distance of 123.15 ft. (called S 31d 16' 11" N, 123.15 ft.) to a 1/2" iron rod found for the Southwest corner of Lot 14, the same being the Southeast corner of Lot 17 and being an angle point in the herein described tract;

TRaverse S 58d 33' 29" E, with the South line of Lot 14, 15, 14, 13, 12 and 11 of Block 7, the same being those tracts belonging to Verna E. Williamson as mentioned above and generally with an existing fence, a distance of 196.40 ft. (called S 58d 33' 29" E, 196.40 ft.) to a 1/2" iron rod found in the Northwest Right-of-way of Travis Road and being an angle point in the 3.276 Acre parent tract and in the herein described tract;

TRaverse S 37d 15' 33" N, with the Northwest Right-of-way of Travis Road, a distance of 214.20 ft. (called S 37d 15' 33" N, 214.20 ft.) to the TRACT OF RECORDERS and containing 3.955 Acres.

April 12, 2010  
W.O.# 10-6132

Page 3 of 4

105 E. Lake St., P.O. Box 384, Lubbock, TX 79408 979/865-9145 Fax 979/863-5989  
E-mail alexandersurveying@cox.net

RECORDER'S MEMORANDUM

At the time of recordation this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



ALEXANDER SURVEYING  
LAND SURVEYORS

DRAWN: ELOI S. WELCH

TITLE: ABE G. MURPHY

3.955 ACRES (continued)

**NOTES:** Bearings shown herein are based upon the 8.374 Acre tract recorded in Title 006195 D.R.A.C.T.

Reference is hereby made to plat, showing the tract, prepared this day.

The tract of land shown and/or described herein could be subject to the subdivision rules and regulations of Austin County, Texas.

April 22, 2010  
W.O.# 10-4232



*Glen S. Alexander*

Glen S. Alexander  
Registered Professional Land Surveyor, #4134

Page 4 of 6

**RECORDER'S MEMORANDUM**

At the time of recording this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

§  
§  
§

COUNTY OF AUSTIN

**DEED OF TRUST:**

Date: March 15, 2010  
Grantor: Mandy Jo Nevin and Gary L. Nevin  
Original Beneficiary: The First National Bank of Bellville  
Trustee: Neely Fay Grawunder  
Recording Info: Clerk's File No. 101077 of the Real Property Records of Austin County, Texas

**CURRENT BENEFICIARY:** The Huntington National Bank as successor by merger to Cadence Bank, successor-by-merger to The First National Bank of Bellville

**SUBSTITUTE TRUSTEE:** Bruce M. Badger and/or Travis C. Badger  
**SUBSTITUTE TRUSTEE ADDRESS:** 138 S. Dill Street, Suite B, P.O. Box 270, East Bernard, Texas 77435

**PROPERTY DESCRIPTION:** Exhibit "A" attached hereto and made a part hereof for all purposes.

**DATE OF SALE:** Tuesday, May 5, 2026  
**TIME OF SALE:** No earlier than 10:00 AM and to be concluded within three hours of such time.  
**PLACE OF SALE:** In the area designated by the Austin County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Austin County Courthouse, or, if there is no such entrance, then at the west wall of the Austin County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: April 13, 2026

Bruce M. Badger and/or Travis C. Badger  
Substitute Trustee

**PREPARED BY:**  
BADGER LAW PLLC  
P.O. Box 270  
East Bernard, Texas 77435

FILED

2026 APR 13 AM 11:11

2026-016



OWNER: BASTION PROPERTIES, INC.

BUYER: MANDY JO NEVIN

1.203 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 1.203 Acres located in the Amasa Ives League, A-51, Austin County, Texas. Subject tract being composed of the called 1.000 Acre tract described in a Deed to Bastion Properties, Inc. as recorded in File# 052028 of the Official Records of Austin County, Texas and 0.203 Acres which is a portion of the residue of the called 6.3865 Acre tract that is described in a Deed to Bastion Properties, Inc. as recorded in File# 051813 O.R. A.C.T. Said tract consisting of a total of 1.203 Acres and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found at a fence corner post in the East or Southeast Right-of-way of Langberg Road (Public Road) and being the Southwest corner of the called 3.000 Acre tract described in a Deed to Ives Creek Farm, Inc. as recorded in File# 982609 O.R.A.C.T. and being the Northwest corner of the 1.000 Acre tract mentioned above and the Northwest corner of the herein described tract;

**THENCE** N 89d 26' 43" E, with the common line with said 3.000 Acre adjoining tract and generally with an existing fence line and passing at 312.19 ft., a 1/2" iron rod found (bent) at a fence corner post and being the Northeast corner of 1.000 Acre parent tract, the same being the Northwest corner of the 0.203 Acre tract mentioned above and continuing with the common line with said 3.000 Acre adjoining tract, a total distance of 366.01 ft. (Called Brg. N 89d 26' 43" E) to a 1/2" iron rod found at a fence corner post in the West line of the called 24.921 Acre tract described in a Deed to Ives Creek Farm, Inc. as recorded in File# 982609 O.R.A.C.T. and being the Northeast corner of the 0.203 Acre tract, for the Northeast corner of the herein described tract;

**THENCE** S 25d 20' 51" W, with the common line with said 24.921 Acre adjoining tract and generally with an existing fence line, a distance of 188.52 ft. (No Call) to a 1/2" iron rod set for the Southeast corner of the 0.203 Acre tract and the Southeast corner of the herein described tract;

**THENCE** N 82d 25' 35" W, severing the residue of the 6.3865 Acre parent tract and passing at 50.45 ft. a 1/2" iron rod found at a chain link fence corner post and being the Southwest

June 21, 2005  
 W.O.# 5279

Page 1 of 2

Exhibit A

2026-016



OWNER: BASTION PROPERTIES, INC.

BUYER: MANDY JO NEVIN

1.203 ACRES (continued)

corner of the 0.203 Acre tract, the same being the Southeast corner of the 1.000 Acre tract and continuing with the common line with the residue of the 1.00 Acre tract described in a Deed to Frances G. Krumrey as recorded in File# 020707 O.R. A.C.T. and continuing generally with an existing fence line, a total distance of 267.45 ft. (Called Brg. N 82d 25' 35" W) to a chain link fence corner post found for an angle point in the Krumrey Tract and in the herein described tract;

THENCE N 67d 55' 47" W, continuing with the common line with said Krumrey Tract and generally with an existing fence line, a distance of 74.80 ft. (Called N 67d 55' 47" W, 74.80 ft.) to a 1/2" iron rod found in the East Right-of-way of Langberg Road and being the Southwest corner of the herein described tract;

THENCE N 25d 24' 27" E, with the East or Southeast Right-of-way of Langberg Road, a distance of 114.55 ft. (Called N 25d 24' 27" E, 114.55 ft.) to the PLACE OF BEGINNING and containing 1.203 Acres.

NOTES: Bearings shown hereon are based upon the 1.000 Acre description recorded in File# 052028 O.R.A.C.T.

Reference is hereby made to plat, of the subject tract, prepared this day.

June 21, 2005  
W.O.# 5279

Glen S. Alexander  
Registered Professional Land Surveyor, #4191



Page 2 of 2

STATE OF TEXAS COUNTY OF AUSTIN

FILED  
05 JUL -6 PM 2:33

Exhibit A

I certify that this instrument was filed on the date and time stamped by me and was duly recorded in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.

*Carrie Gregor*  
105 E. Lohmeyer Blvd. Box 386  
AUSTIN COUNTY, TEXAS

Belville, Texas 77418

979/865-9145



*Carrie Gregor*  
Carrie Gregor, County Clerk  
Austin County, Texas

Fax 979/865-5988

053927

4

2026-016

**FILED AND RECORDED****Instrument Number:** 261762**Instrument Type:** NOTICE**Filing and Recording Date:** 04/13/2026 11:08 AM**Number of Pages:** 4

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Austin County, Texas.



A handwritten signature in cursive script that reads "Diane Day".

\_\_\_\_\_  
Diane Day, County Clerk  
Austin County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the Clerk.

**DO NOT DESTROY - Warning, this document is part of the Official Public Record.**

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 17<sup>th</sup> day of July, 2023, BI Holdings, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Austin County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of May, 2026, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the front steps of the Austin County Courthouse, where the Commissioners Court has designated such sales to take place. The building is located at 1 East Main Street, Bellville, Texas 77418.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

**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 send of this notice immediately.**

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the \_\_\_ day of April, 2026.

Address of Substitute Trustee:  
Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

By:  Substitue Trustee

Return to:  
Texas Funding Corporation  
P.O. Box 19562  
Houston, TX 77224

FILED

2026 APR 13 PM 3: 12

  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2026-017

## Exhibit "A"

METES AND BOUNDS  
DESCRIPTION  
OF  
19.168 ACRES  
IN THE  
JAMES TYLER SURVEY, ABSTRACT 304  
AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 19.168 acres of land, more or less, in the James Tyler Survey, Abstract 304, Austin County, Texas, same being all that certain called 19.181 acre parcel as described by instrument recorded in Volume 355, Page 629 of the Deed Records of Austin County, Texas, same being more particularly described by instrument recorded in Volume 660, Page 9 of the Official Records of Austin County, Texas, said 19.168 acre tract being more particularly described by metes and bounds, as follows, to wit:

COMMENCING FOR REFERENCE at a 1/2 inch iron rod found for corner, same being in the northwesterly line of that certain called 22.174 acre parcel as described by instrument recorded in Clerk's File No. 169886 of the Official Records of Austin County, Texas, same being the most southerly corner of that certain called 5.233 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, and more particularly described by instrument recorded in Volume 458, Page 317 of the Deed Records of Austin County, Texas, and same being a southeasterly exterior corner in the southeasterly right-of-way of Bernard Road (right-of-way varies);

THENCE, departing said southeasterly right-of-way line of said Bernard Road and with said common line, North 44 degrees 08 minutes 32 seconds East, a distance of 256.67 feet (called North 44 degrees 08 minutes 32 seconds East, 256.67 feet) (Basis of Bearings) to a 5/8 inch iron rod found for corner, same being in the southeasterly line of said called 5.233 acre parcel, same being the most westerly corner of that certain called 19.181 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, same being more particularly described by instrument recorded in Volume 355, Page 629 of the Deed Records of Austin County, Texas, and same being the most northerly corner of said called 22.174 acre parcel;

THENCE, with said common line, North 44 degrees 20 minutes 32 seconds East, a distance of 470.97 feet (called North 44 degrees 48 minutes 55 seconds East, 471.22 feet) to a 1/2 inch iron rod found for corner, same being the most northerly northeast corner of said called 5.233 acre parcel, same being in the southwesterly line of that certain called 0.378 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, and more particularly described by instrument recorded in Volume 370, Page 411 of the Deed Records of Austin County, Texas, and same being a northerly exterior corner of said called 19.181 acre parcel;

THENCE, with said common line, South 48 degrees 07 minutes 49 seconds East, a distance of 99.54 feet (called South 46 degrees 48 minutes 00 seconds East) to a 1 inch iron bar found for corner, same being the most southerly southeast corner of said called 0.378 acre parcel, and same being a northerly interior corner of said called 19.181 acre parcel;

cb Continued  
4 Page 1 of 2



19 N. Miller Bellville, Texas 77418

1-979-865-8111 1-800-427-8783

T.R.P.L.S. Firm Reg. Lic. No. 10076700

2026-017

- a Page 2 of 2
- b Metes and Bounds Description of 19.168 acres in the
- c James Tylee Survey, Abstract 304, Austin County, Texas

THENCE, with said common line, North 43 degrees 35 minutes 55 seconds East, a distance of 20.52 feet (called North 43 degrees 57 minutes 12 seconds East, 20.00 feet) to a 1/2 inch iron rod found for corner, same being the most easterly southeast corner of said called 0.378 acre parcel, same being in a northwesterly line of said called 19.181 acre parcel, and same being the most southerly corner of that certain called 18.36 acre parcel as described by instrument recorded in Clerk's File No. 094845 of the Official Records of Austin County, Texas;

THENCE, with said common line, North 41 degrees 57 minutes 44 seconds East, a distance of 210.73 feet (called North 43 degrees 57 minutes 12 seconds East) to a 1/2 inch iron rod found for corner, same being in the southeasterly line of said called 18.36 acre parcel, and same being the POINT OF BEGINNING and most westerly corner of the tract herein described;

THENCE, with said common line, North 42 degrees 12 minutes 15 seconds East, a distance of 553.79 feet (called North 43 degrees 57 minutes 12 seconds East, 554.11 feet) to a 5/8 inch iron rod found for corner, same being a southeasterly interior corner of said called 18.36 acre parcel, and same being a northwesterly exterior corner of the tract herein described;

THENCE, continuing with said common line, North 44 degrees 41 minutes 23 seconds East, a distance of 341.07 feet (called North 46 degrees 24 minutes 35 seconds East, 341.45 feet) to a 1/2 inch iron rod found for corner, same being a southerly interior corner of said called 18.36 acre parcel, and same being the most northerly corner of the tract herein described;

THENCE, continuing with said common line, South 46 degrees 57 minutes 56 seconds East (called South 45 degrees 09 minutes 17 seconds East), pass at a distance of 305.73 feet (called 305.86 feet) a 1/2 inch iron rod found for corner, same being a northeasterly exterior corner of said called 18.36 acre parcel, same being a northwesterly exterior corner of that certain called 20.516 acre parcel as described by instrument recorded in Clerk's File No. 170909 of the Official Records of Austin County, Texas, in all a distance of 886.56 feet (called 887.12 feet) to a 1/2 inch iron rod found for corner, same being a westerly interior corner of said called 20.516 acre parcel, and same being the most easterly corner of the tract herein described;

THENCE, continuing with said common line, South 42 degrees 26 minutes 47 seconds West, a distance of 967.73 feet (called South 44 degrees 14 minutes 15 seconds West, 968.12 feet) to a 5/8 inch iron rod found for corner, same being the most westerly southwest corner of said called 20.516 acre parcel, same being a northeasterly interior corner of the aforementioned called 19.181 acre parcel, and same being the most southerly corner of the tract herein described;

THENCE, with said common line, North 42 degrees 19 minutes 07 seconds West, a distance of 901.28 feet (called North 40 degrees 31 minutes 36 seconds West, 901.02 feet) to the POINT OF BEGINNING of the tract herein described and containing 19.168 acres of land, more or less. For Reference Refer to Boundary Survey Plat, Prepared by A-Survey, Inc., May 21, 2018.

PROJECT NO. 18151A  
MAY 21, 2018

COMPILED BY:



19 N. Miller Belville, Texas 77418

1-979-865-8111 1-800-427-8783

T.B.P.L.S. Firm Reg./Lic. No. 10076100

2026-017