

FILED

JUN 11 2026

RECORDING REQUESTED BY:

KELLEY PRICE
COUNTY CLERK WOOD CO., TX

2:00 pm

WHEN RECORDED MAIL TO:

In Source Logic LLC
c/o Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000026-25-1

APN R40374 || 5330-0008-0060-30

TO No 250035491

NOTICE OF FORECLOSURE SALE and APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, ~~on July 18, 2014, LOVORN MCCANN AND EVELYN L MCCANN, HUSBAND AND WIFE as~~ Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of G. TOMMY BASTIAN as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for ONE REVERSE MORTGAGE, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$94,500.00, payable to the order of Carrington Mortgage Services, LLC as current Beneficiary, which Deed of Trust recorded on July 28, 2014 as Document No. ~~2014-00008087~~ in Wood County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Tuesday, September 1, 2026 at 01:00 PM~~, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in Wood County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **100 Main Street, Quitman TX 75783; At the east (front) door of the Wood County Courthouse or If the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Carrington Mortgage Services, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Carrington Mortgage Services, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate

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TO No 250035491

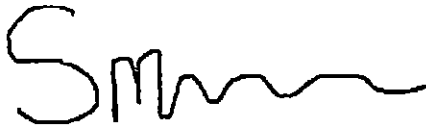
Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

In accordance with Texas Property Code Section 51.0076, the undersigned attorney or authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint In Source Logic LLC and the named Substitute Trustee(s) below, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Starr Meehan, Authorized Signatory

In Source Logic LLC
Substitute Trustee(s)

Dated: June 10, 2026

Dated:

Certificate of Posting

My name is Debra Foy

and my address is _____

I declare under penalty of perjury that on June 11, 2026 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners.

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.

TS No TX07000026-25-1

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TO No 250035491

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic LLC AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000026-25-1

APN R40374 || 5330-0008-0060-30

TO No 250035491

EXHIBIT "A"

LOT 6 IN BLOCK LETTER "H" OF THE REVELLE & LANDERS SUBDIVISION OF ORIGINAL CITY BLOCK NUMBER 170, WOOD COUNTY, TEXAS, ACCORDING TO MAP AND PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 90, PAGE 205, OF THE DEED RECORDS OF WOOD COUNTY, TEXAS.

NOTICE OF SALE

STATE OF TEXAS

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COUNTY OF WOOD

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FILED FOR RECORD
2026 JUL 28 AM 10:52
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Under and by virtue of the power of sale contained in a certain Deed of Trust executed by Adam Fuller Sweyer, Grantor, to J. Brad McCampbell, Trustee, dated May 12, 2017, and recorded in 2017-00004527 of the Real Property Records of Wood County, Texas; and under and by virtue of the authority vested in the undersigned, Jeff Fletcher, as Substitute Trustee, and default having been made in the payment of the indebtedness thereby secured and the said Deed of Trust being by the terms thereof subject to foreclosure, and the holder of the indebtedness thereby secured and having demanded a foreclosure thereof for the purpose of satisfying said indebtedness, the undersigned Substitute Trustee will offer for the sale at public auction to the highest bidder for cash at the steps of the Wood County Courthouse at 10:00 A.M. on September 1, 2026, all the property conveyed in said Deed of Trust, which property as of May 12, 2017 was owned by Lisa Fuller, the same lying and being in Wood County, Texas, and more particularly described as follows:

All that certain lot, tract, or parcel of land situated in the J.E. White Survey, Abstract No. 612, Wood County, Texas, being all of that certain called 2.2126-acre tract conveyed to Wells Fargo Bank, N.A. by Substitute Trustees Deed recorded in Volume 2305, Page 530 of the Real Property Records of Wood County, Texas and being more particularly described as follows:

BEGINNING at a ½ Inch iron rod found at the southeast corner of said Wells Fargo tract, said point being on the East side of County Road No. 2805;

THENCE South 89 degrees 57 minutes 00 seconds West, along the South line of said Wells Fargo tract, a distance of 690.55 feet to a ½ inch iron rod found for the Southwest corner of said Wells Fargo tract;

THENCE North 01 degrees 12 minutes 27 seconds East, along the West line of said Wells Fargo tract, a distance of 157.98 feet to a ½ inch iron rod found for the northwest corner of said Wells Fargo tract;

THENCE North 88 degrees 49 minutes 20 seconds East along the North line of said Wells Fargo tract, a distance of 587.05 feet to a railroad spike found for the northeast corner of said Wells Fargo tract, said point being near the center of County Road No. 2805;

THENCE South 00 degrees 06 minutes 00 seconds East, along the East line of said Wells Fargo tract, a distance of 169.50 feet to the POINT OF BEGINNING and containing 2.2126 acres of land, more or less.

BEING the same land described in a Special Warranty Deed with Vendor's Lien dated

July 22, 2008, Effective July 4, 2008, from Wells Fargo Bank, N.S. as Trustee for Option One Mortgage Loan Trust to Richard Romano and wife, Brandy Romano recorded in Volume 2341, Page 368, Real Property Records of Wood County, Texas.

The property is to be sold subject to any city or county ad valorem taxes and any special assessments that are a lien against the premises.

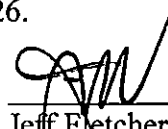
The Substitute Trustee, after sale, shall require the highest bidder immediately make a cash payment in the amount of the highest bid sale price.

The Notice of Sale hereby given is in satisfaction of the requirements of the aforementioned Deed of Trust and the requirements contained in Section 51 of the Texas Property Code with respect to posting or publishing notice of sale.

Time and Place: September 1, 2026, at the steps of the Wood County Courthouse

Terms: Cash

This is the Twentieth day of July 2026.



Jeff Fletcher, Substitute Trustee
Phone: 903-418-5151

NOTICE OF SALE

STATE OF TEXAS

§

COUNTY OF WOOD

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Under and by virtue of the power of sale contained in a certain Deed of Trust executed by George Lewis Parsons, Grantor, to Philip Alexander, Trustee, dated November 17, 2022, and recorded in 2022-00012636 of the Real Property Records of Wood County, Texas; and under and by virtue of the authority vested in the undersigned, Jeff Fletcher, as Substitute Trustee, and default having been made in the payment of the indebtedness thereby secured and the said Deed of Trust being by the terms thereof subject to foreclosure, and the holder of the indebtedness thereby secured and having demanded a foreclosure thereof for the purpose of satisfying said indebtedness, the undersigned Substitute Trustee will offer for the sale at public auction to the highest bidder for cash at the steps of the Wood County Courthouse at Quitman, Texas on September 1, 2026, all the property conveyed in said Deed of Trust, which property as of September 1, 2026 was owned by Kathryn Burnett, the same lying and being in Wood County, Texas, and more particularly described as follows:

BEING a 0.353 acre tract or parcel of land situated in the Berry West Survey, Abstract No. 620, Wood County, Texas, and being the remainder of that certain called 0.576 acre tract of land conveyed from City of Yantis to Billy Burnett, et al, by Warranty Deed, as recorded in Volume 2228, Page 711, Real Property Records, Wood County, Texas, being part of Tract One, part of Tract Four, and a part of called 0.301 acre tract of land, described as Tract Five, all conveyed from Jerry E. Miller to Billy Burnett, et al, by Correction Warranty Deed and Bill of Sale, as recorded in Volume 2193, Page 109, Real Property Records, Wood County, Texas, and being part of the remainder of Tract Three conveyed from Grover Burnett, et ux, to Archie Burnett, et ux by Correction Warranty Deed, as recorded in Volume 1515, Page 580, Real Property Records, Wood County, Texas (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found capped (By-Line) at the Southwest corner of the remainder of said .0576 acre tract, at the Northwest corner of a called 0.319 acre tract of land conveyed to Sergio Luevano Estrada, et ux, by deed as recorded in File No. 2022-00003616, Official Public Records, Wood County, Texas, in the East line of State Highway 154, a 100' right-of-way, also known as Main Street, and at the beginning of a curve to the right, with a radius of 5,679.58 feet, a delta angle of) degrees 49 minutes 43 seconds, the chord of which bears North 20 degrees 20 minutes 38 seconds West, for a chord distance of 82.14 feet;

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COUNTY CLERK
WOOD COUNTY, TEXAS

THENCE with the West line of said 0.576 acre tract, with the West line of said Tract One, with the East line of State Highway 154, and along the arc of said curve, for an arc length of 82.14 feet to a mag nail set for corner. From which a concrete right-of-way monument found bears North 18 degrees 38 minutes 05 seconds West, a distance of 256.72 feet;

THENCE North 74 degrees 16 minutes 16 seconds East, over and across said Tract One, said Tract Four, and said Tract Three and through a building, a distance of 107.71 feet to a point for corner in a North wall of said building;

THENCE North 00 degrees 02 minutes 45 seconds East, over and across said Tract Three and generally along a fence line, passing at 1.99 feet a ½' Iron rod set capped (By-Line) for reference, continuing for a total distance of 10.77 feet to a point for corner at the intersection of to fence lines;

THENCE North 88 degrees 17 minutes 50 seconds East, over and across said Tract Three and said Tract Five and generally along a fence, a distance of 92.27 feet to a ½' iron rod set capped (By-Line) for corner in the East line of said Tract Five and in the west line of a called 0.3444 acre tract of land conveyed to the Yantis Lodge No. 382, A.F.& A.M., by deed as recorded in Volume 1046, Page 479, Real Property Record, Wood County, Texas;

THENCE South 00 degrees 00 minutes 58 seconds East, with the East line of said Tract Five, with the East line of said 0.576 acre tract, with the West line of said 0.3444 acre tract, and with the West line of a called 1.741 acre tract of land conveyed to Yantis Housing, Ltd., by deed as record in Volume 1353, Page 761, Real Property Records, Wood County, Texas, a distance of 72.47 feet to a ½" iron rod found capped (By-Line) at the Southeast corner of the remainder of said 0.576 acre tract and at the Northeast corner of said 0.319 acre tract, from which a ½" iron rod found capped (Rupar) bears South 00 degrees 00 minutes 58 seconds East, a distance of 173.93 feet;

THENCE South 74 degrees 13 minutes 50 seconds West, with the South line of the remainder said 0.576 acre trac and with the North line of said 0.319 acre tract, a distance of 173.93 feet to the POINT OF BEGINNING and CONTAINING 0.353 acres of land.

The property is to be sold subject to any city or county ad valorem taxes and any special assessments that are a lien against the premises.

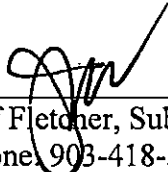
The Substitute Trustee, after sale, shall require the highest bidder immediately make a cash payment for the full amount of the bid price.

The Notice of Sale hereby given is in satisfaction of the requirements of the
aforementioned Deed of Trust and the requirements contained in Section 51 of the Texas
Property Code with respect to posting or publishing notice of sale.

Time and Place: 10:00 A.M. on September 1, 2026, at the steps of the Wood County
Courthouse, Texas

Terms: Payment due on sale

This is the Twentieth day of July 2026.



Jeff Fletcher, Substitute Trustee
Phone: 903-418-5151

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: TRACT 1:

BEING ALL OF THAT CERTAIN LOT TRACT, OR PARCEL OF LAND SITUATED IN THE S. MCDONALD SURVEY, ABSTRACT NO. 382, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.275 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN A DEED FROM JAMES Z. PARKER AND WIFE, KIMBERLY PARKER, TO BOBBY HOUSER, DATED MAY 31, 2018, AS SHOWN OF RECORD IN INSTRUMENT NO. 2018-00004927, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 2.275 ACRE TRACT, SAME BEING THE EASTERLY SOUTHEAST CORNER OF A CALLED 2.106 ACRE TRACT OF LAND (4.381 AC. L&E 2.275 AC.) DESCRIBED IN A DEED FROM RICKEY E. LOOMIS, DBA L2K INDUSTRIES, LLC, AND WIFE, MARY PRUETT LOOMIS, TO ALEL HOLDINGS, LLC, DATED JUNE 15, 2020, AS SHOWN OF RECORD IN INSTRUMENT NO. 2020-00005264, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, AND BEING IN THE WEST LINE OF A CALLED 1.5043 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JUAN ANTONIO LOPEZ TO LUIS E. LOPEZ, DATED JULY 09, 2008, AS SHOWN OF RECORD IN INSTRUMENT NO. 2008-00002732, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 27 MINUTES 15 SECONDS EAST, ALONG THE NORTHERLY EAST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 205.33 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EASTERLY SOUTHEAST CORNER OF SAID 2.275 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 1.5043 ACRE TRACT AND BEING IN THE EASTERLY NORTH LINE OF A CALLED 1.70 ACRE TRACT OF LAND DESCRIBED IN DEED FROM ROBERT L. POU, III TO H & A BROTHERS, L.P., DATED SEPTEMBER 06, 2006, AS SHOWN OF RECORD IN VOLUME 2191, PAGE 468, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 16 MINUTES 58 SECONDS WEST, ALONG THE EASTERLY SOUTH LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 152.04 FEET TO A 1/2 INCH IRON ROD FOUND AT A RE-ENTRANT CORNER OF SAID 2.275 ACRE TRACT AND AT THE NORTHERLY NORTHWEST CORNER OF SAID 1.70 ACRE TRACT;

THENCE SOUTH 00 DEGREES 35 MINUTES 02 SECONDS EAST ALONG THE SOUTHERLY EAST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 45.85 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERLY SOUTHEAST CORNER OF SAID 2.275 ACRE TRACT AND AT A RE - ENTRANT CORNER OF SAID 1.70 ACRE TRACT;

THENCE SOUTH 88 DEGREES 35 MINUTES 11 SECONDS WEST, ALONG THE WESTERLY SOUTH LINE OF SAID 2.275 ACRE TRACT, AT 50.51 FEET PASSING THROUGH THE WESTERLY NORTHWEST CORNER OF SAID 1.70 ACRE TRACT AND THROUGH THE NORTHEAST CORNER OF A CALLED 2.000 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM ROBERT L. POU, III TO H & A BROTHERS, L.P., DATED SEPTEMBER 06, 2006, AS SHOWN OF RECORD IN VOLUME 2191, PAGE 468, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, CONTINUING ALONG SAME BEARING, IN ALL, A TOTAL DISTANCE OF 272.94 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 2.275 ACRE TRACT AND AT THE SOUTHERLY SOUTHEAST CORNER OF SAID 2.106 ACRE TRACT;

THENCE NORTH 00 DEGREES 36 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 249.36 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 2.275 ACRE TRACT AND AT A RE-ENTRANT CORNER OF SAID 2.106 ACRE TRACT;

THENCE NORTH 88 DEGREES 35 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 422.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.269 ACRE OF LAND.

TRACT 2:

BEING ALL OF THAT CERTAIN LOT TRACT, OR PARCEL OF LAND SITUATED IN THE S. MCDONALD SURVEY, ABSTRACT NO. 382, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.046 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM ALEL HOLDINGS, LLC TO BOBBY HOUSER, DATED JULY 26, 2021, AS SHOWN OF RECORD IN INSTRUMENT NO. 2021-00008664, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 0.046 ACRE TRACT AND AT THE NORTHWEST CORNER OF A CALLED 2.275 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN A DEED FROM JAMES Z. PARKER AND WIFE, KIMBERLY PARKER, TO BOBBY HOUSER, DATED MAY 31, 2018, AS SHOWN OF RECORD IN INSTRUMENT NO. 2018-00004927, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.046 ACRE TRACT AND THE ALONG WEST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 249.36 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID 0.046 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 2.275 ACRE TRACT;

THENCE NORTH 04 DEGREES 17 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.046 ACRE TRACT AND ALONG THE SOUTHERLY EAST LINE OF THE RESIDUE OF A CALLED 2.106 ACRE TRACT OF LAND (4.381 ACRE, L&E 2.275 ACRE) DESCRIBED IN A DEED FROM RICKEY E. LOOMIS, DBA L2K INDUSTRIES, LLC, AND WIFE, MARY PRUETT LOOMIS, TO ALEL HOLDINGS LLC, DATED JUNE 15, 2020, AS SHOWN OF RECORD IN INSTRUMENT NO. 2020-00005264, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, A DISTANCE OF 249.65 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.046 ACRE TRACT;

THENCE NORTH 88 DEGREES 35 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID 0.046 ACRE TRACT, A DISTANCE OF 16.00 FEET WEST THE POINT OF BEGINNING AND CONTAINING 0.046 ACRES OF LAND.

EASEMENT TRACT:

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE S. MCDONALD SURVEY, ABSTRACT NO. 382, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.313 ACRE TRACT OF LAND DESCRIBED AS "TRACT TWO, EASEMENT" IN A DEED FROM JAMES Z. PARKER AND WIFE, KIMBERLY PARKER, TO BOBBY HOUSER, DATED MAY 31, 2018, AS SHOWN OF RECORD IN INSTRUMENT NO. 2018-00004927, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID 0.313 ACRE TRACT OF LAND BEING A PART OF A CALLED 2.106 ACRE TRACT OF LAND (4.381 AC. L&E 2.275 AC.) DESCRIBED IN A DEED FROM RICKEY E. LOOMIS, DBA L2K INDUSTRIES, LLC, AND WIFE, MARY PRUETT LOOMIS, TO ALEL HOLDINGS, LLC, DATED JUNE 15, 2020, AS SHOWN OF RECORD IN INSTRUMENT NO. 2020-00005264, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY

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KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Tejas

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE NORTHEAST CORNER OF SAID 0.313 ACRE EASEMENT TRACT, AND BEING SOUTH 00 DEGREES 36 MINUTES 52 SECONDS EAST, A DISTANCE OF 11.52 FEET FROM A 1/2 INCH IRON ROD FOUND AT A RE-ENTRANT CORNER OF SAID 2.106 ACRE TRACT AND AT THE NORTHWEST CORNER OF A CALLED 2.275 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN A DEED FROM JAMES Z. PARKER AND WIFE, KIMBERLY PARKER, TO BOBBY HOUSER, DATED MAY 31, 2018, AS SHOWN OF RECORD IN INSTRUMENT NO. 2018-00004927, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.313 ACRE EASEMENT TRACT, SAME BEING THE SOUTHERLY EAST LINE OF SAID 2.106 ACRE TRACT AND THE WEST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 30.88 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE SOUTHWESTERLY, ACROSS SAID 2.106 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 0.313 ACRE TRACT AS FOLLOWS:

SOUTH 78 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 230.66 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;

SOUTH 67 DEGREES 26 MINUTES 54 SECONDS WEST, A DISTANCE OF 49.95 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;

SOUTH 73 DEGREES 15 MINUTES 05 SECONDS WEST, A DISTANCE OF 101.14 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.313 ACRE EASEMENT TRACT, SAME BEING IN THE WEST LINE OF SAID 2.106 ACRE TRACT AND IN THE EAST RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 154;

THENCE NORTH 23 DEGREES 01 SECONDS 17 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.313 ACRE EASEMENT TRACT, AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.31 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.313 ACRE EASEMENT TRACT;

THENCE NORTHEASTERLY, ACROSS SAID 2.106 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 0.313 ACRE TRACT AS FOLLOWS:

NORTH 73 DEGREES 23 MINUTES 59 SECONDS EAST, A DISTANCE OF 102.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER,

NORTH 67 DEGREES 16 MINUTES 12 SECONDS EAST, A DISTANCE OF 52.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER,

NORTH 78 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 238.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.268 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/06/2022 and recorded in Document 2022-00005349 real property records of Wood County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 09/01/2026

Time: 01:00 PM

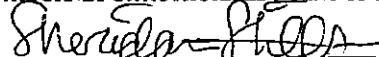
Place: Wood County, Texas at the following location: EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *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.

5. *Obligations Secured.* The Deed of Trust executed by PATRICK R. MAHAFFEY AND TARA L. MAHAFFEY, provides that it secures the payment of the indebtedness in the original principal amount of \$274,090.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and NEWREZ LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o NEWREZ LLC, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Sheridan Stills, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am JABRI A FOY 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 July 23, 2026 I filed this Notice of Foreclosure Sale at the office of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners Court.

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS on February 1, 2010, a certain Fixed Rate Deed of Trust (Texas Home Equity Conversion) ("Deed of Trust") was executed by ROYCE DEE CANADAY, UNMARRIED, as mortgagors to, GARY J. SOMMERFELT, as Trustee, for the benefit of NEW DAY FINANCIAL, LLC and was recorded on February 11, 2010, in the Official Public Records of Real Property of WOOD County Texas under Document No. Document No. 2010-00001912; and

WHEREAS the Deed of Trust was insured by the United States Secretary of Housing and Urban Development ("the Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated August 13, 2018, recorded in the Official Public Records of Real Property of WOOD County Texas under Document No. 201800009404; and

WHEREAS a default has been made in the covenants and conditions of the Deed of Trust in that a borrower is deceased and the Property (hereinafter defined) is not the principal residence of at least one surviving borrower; and

WHEREAS the entire amount delinquent as of June 22, 2026, is \$214,261.34; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable.

NOW THEREFORE, pursuant to powers vested in me by the Single-Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner dated July 13, 2022 and recorded in the Official Public Records of WOOD County, Texas under Document No. 2026-00005504, on September 1, 2026, between the hours of 1:00 PM and 4:00 PM Central Standard Time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

BEING a 25.101 acre tract and being all that certain lot, tract or parcel of land situated in the J. H. McCarty Survey, Abstract No. 389, Wood County, Texas and being all of a 25.36 acre tract described in a deed from Edna Mae Anderson to Royce Dee Canaday and wife, Syble Lee Canaday as recorded in Volume 668, Page 147, Wood County Deed Records, and being more particularly described as follows: BEGINNING at a 1/2 inch iron rod found on the north line of a called 52.822 acre tract described in a deed to Fisher as recorded in Volume 1381, Page 444, Wood County Real Property Records, at the southwest corner of said 25.36 acre tract, said point being the southeast corner of a called 3.0 acre tract described in a deed to McConnell as recorded in Volume 2174, Page 33, Wood County Real Property Records; THENCE N 00 degrees 37' 16" E along the west line of said 25.36 acre tract, and along the east lines of said 3.0 acre tract and a called one acre tract described in a deed to Fisher as recorded in Volume 1982, Page 773, Wood County Real Property

Records, passing a 1/2 inch iron rod found at a fence corner post, for a reference, at a distance of 806.38 feet and continuing a total distance of 826.16 feet to a point on the centerline of County Road No. 1726 and the south line of Tract 3 of Masters Hill Ranch, according to the plat thereof recorded in Volume 9, Page 91, Wood County Plat Records, at the northwest corner of said 25.36 acre tract and the northeast corner of said one acre tract, for a corner; THENCE S 87 degrees 20' 00" E (Directional Control Line) along the centerline of said County Road No. 1726, the north line of said 25.36 acre tract, and along the south lines of said Tract 3 and Tracts 2 and 1 a distance of 1077.70 feet to a point at the southeast corner of said Tract 1, said point being the most northerly southwest corner of a called 44.806 acre tract described as Tract 16 in a deed to Sartin as recorded in Volume 1620, Page 469, Wood County Real Property Records, for a corner; THENCE along said County Road No. 1726, the northeast line of said 25.36 acre tract and the southwest line of said 44.806 acre tract, the following bearings and distances: S 80 degrees 23' 33" E a distance of 130.37 feet to a point, for a corner; S 45 degrees 41' 58" E a distance of 166.14 feet to a point, for a corner; S 17 degrees 21' 00" E a distance of 114.10 feet to a point, for a corner; S 00 degrees 27' 23" E a distance of 313.67 feet to a point, for a corner; S 17 degrees 06' 28" E a distance of 144.74 feet to a point, for a corner; S 48 degrees 49' 45" E a distance of 149.37 feet to a point at the intersection of said County Road No. 1726 and County Road No. 1725, on the north line of a called 26.3 acre tract described in a deed to Burnett as recorded in Volume 1705, Page 232, Wood County Real Property Records, at the southeast corner of said 25.36 acre tract and the most southerly southwest corner of said 44.806 acre tract, for a corner; THENCE N 89 degrees 12' 30" W along the centerline of said County Road No. 1725, the south line of said 25.36 acre tract, and along the north lines of said 26.3 acre tract, a called 10.000 acre tract described in a deed to Fisher as recorded in Volume 1739, Page 303, Wood County Real Property Records, and said 52.822 acre tract, passing the end of the maintained portion of said County Road No. 1725 at a distance of approximately 812 feet and continuing a total distance of 1524.62 feet to the POINT OF BEGINNING and containing 25.101 ACRES OF LAND.

Commonly known as 147 COUNTY ROAD 1725, YANTIS, TX 75497

The sale will be held between the hours of 1:00 PM and 4:00 PM at public venue in the area designated by the WOOD County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where this Notice of Default and Foreclosure Sale was posted.

The earliest time the sale will occur is 1:00 PM Central Standard Time.

The Secretary of Housing and Urban Development will bid \$268,375.51.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$26,837.55 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$26,837.55 must be presented before the bidding is closed.

The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time

being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

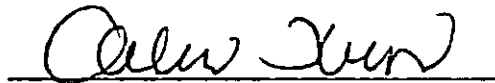
The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$214,261.34 as of June 22, 2026, plus per diem interest from and after such date until paid in full, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: July 27, 2026

Foreclosure Commissioner

A handwritten signature in black ink, appearing to read "Carolyn Taylor", written over a horizontal line.

Carolyn A. Taylor
Hughes, Watters & Askanase, LLP
1201 Louisiana Street, 28th Floor
Houston, Texas 77002
cat@hwa.com
(713) 590-4200

FILED FOR RECORD
2026 AUG 06 AM 10:19
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

NOTICE OF FORECLOSURE 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 OR 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. **Property to Be Sold.** The property to be sold is described as follows: LOT NO.(S) 94 AND 95, WATERWOOD ESTATES, VILLAGE D OF HOLIDAY VILLAGES OF FORK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 9, PAGES 185-186, PLAT RECORDS, WOOD COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/24/2023 and recorded in Document 2023-00009965 real property records of Wood County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 09/01/2026

Time: 01:00 PM

Place: Wood County, Texas at the following location: EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **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.

5. **Obligations Secured.** The Deed of Trust executed by ROBERT E. ALEXANDER, provides that it secures the payment of the indebtedness in the original principal amount of \$80,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW AMERICAN FUNDING, LLC is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW AMERICAN FUNDING, LLC c/o NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, 8201 North FM 620, Suite 120, Austin, TX 78726 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

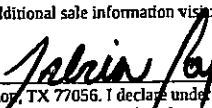
6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Sheridan Stills, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

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 8-6-2026 I filed this Notice of Foreclosure Sale at the office of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners Court.

Tejas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 3, 2026

Deed of Trust:

Grantor: MICHAEL G. JACKSON

Grantor's County: WOOD COUNTY, TEXAS

Beneficiary: ELEGMENT LLC

Substitute Trustee: ANTHONY J. KING

Trustee's Address: 115 E 6th Street, Rusk, Texas 75785

Recording Information: Vol. 792, Page 547, Document Number 178003, Official Records of Wood County, Texas.

FILED FOR RECORD
2026 AUG 07 AM 11:31
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Property:

All that certain lot or parcel of land situated in Wood County, Texas, being Lot 94 Zone 3, Section 2, of CLEAR LAKES, a subdivision of a portion of the Wells Land and Cattle Company, Inc., lands in the MARY CROTHERS, S.F. MARTIN, G.F GILL, JOHN ETHERIDGE, and RICHARD HARE SURVEYS, of said Wood County, Texas as shown by map or plat of said Zone 3, Section 2, in Book 6, Page 66, of the Plat Records of Wood County, Texas.

Note:

Date: August 10, 2022

Amount: TEN THOUSAND and NO/100 (\$10,000.00) DOLLARS

Debtor: MICHAEL G. JACKSON

Holder: ELEGMENT LLC

Date of Sale of Property: September 1, 2026

Earliest Time of Sale of Property: 10:00 A.M. or within 6 Hours of same

Place of Sale of Property: WOOD COUNTY COURTHOUSE, TEXAS, AT THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR), OR IF THE PROCEEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT.

WHEREAS, the said Deed of Trust specifically authorizes the appointment of a Trustee by the beneficiary of said Deed of Trust; and

WHEREAS, the said Trustee has become incapacitated to serve as such, or has resigned or has failed and refused to act as such; and

WHEREAS, by authority of the said Deed of Trust, the beneficiary thereunder did, on the 2nd day of June, 2026, appoint, ANTHONY J. KING, as Substitute Trustee;

WHEREAS, the said MICHAEL G. JACKSON, has made default in the payment and financial obligation therein and of the note described in such instrument, leaving a delinquent balance on this date remaining unpaid thereon; and

WHEREAS, ELEGMENT LLC, the said beneficiary, has requested to exercise the power of sale;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of September, 2026, beginning no earlier than 10:00 o'clock A.M. and taking place not later than six (6) hours after that time, Anthony J. King at the request of the Noteholder, as Substitute Trustee, will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Quitman, Wood County, Texas, to the highest bidder for cash, to satisfy the indebtedness secured by the lien of the Deed of Trusts described above. The designated area by the Commissioners' Court of Wood County, Texas, pursuant to TEX.PROP.CODE, § 51.002, or, if no such area has been designated, within 100 feet of the main entrance to the building where the district court is usually held in Quitman, Wood County, Texas,

WITNESS MY HAND this 3rd day of August, 2026.


ANTHONY J. KING, Trustee

Notice pursuant to Section 51.002, Texas Property Code:

"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."

NOTICE OF FORECLOSURE SALE

Assert and protect your rights as a member of the armed forces of the United States. If you 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 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.

FILED FOR RECORD
2026 AUG 10 AM 10:58
KELLEY PRICE
CLERK
WOOD COUNTY, TEXAS

1. *Property to Be Sold.* The property ("Property") to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED FOR ALL PURPOSES

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust described more fully as follows:

Deed of Trust dated June 26, 2024, under Deed of Trust recorded under Clerk's File Number 2024-00005300 Real Property Records, Wood County, Texas, from WAGYU 100, LLC, a Texas limited liability company, as grantor, conveying the Property in trust to LYONS & PLACKEMEIER, PLLC, as Trustee, for the benefit of BUFFALO EQUIPMENT, INC. ("Beneficiary") (Collectively referred to "Deed of Trust").

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: September 1, 2026

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder FOR CASH, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Notice of Foreclosure Sale
WAGYU 100, LLC, Grantor
BUFFALO EQUIPMENT, INC., Beneficiary
Page 1 of 6



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Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately IN CASH if their bid is accepted.

The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Substitute 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to that promissory note ("Note") dated **June 26, 2024**, in the original principal amount of **TWO MILLION ONE HUNDRED THOUSAND AND 00/100 (\$2,100,000.00)**, executed by **WAGYU 100, LLC**, ("**Borrower**") and payable to the order of **BUFFALO EQUIPMENT, INC.**, who is the current owner and holder of the Note and Obligations and are the current Beneficiary under the Deed of Trust.

7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, MATTHEW S. RUPLEY and KYLE L. DICKSON** as substitute trustees (each being a "Substitute Trustee") to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

8. *Default and Request to Act.* Default has occurred under the Deed of Trust, and although demand was made upon **Borrower**, the default was not cured, and the Beneficiary has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the Beneficiary may appoint other substitute trustees to conduct the sale.

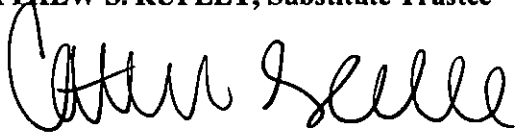
Questions concerning the sale may be directed to the attention of Substitute Trustee, Matthew S. Rupley, c/o Murray | Lobb, PLLC, at 2200 Space Park Drive, Suite 350, Houston, Texas 77058, phone number (281) 488-0630.

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.

DATED this the 7th day of August, 2026.

/s/ Matthew S. Rupley

MATTHEW S. RUPLEY, Substitute Trustee

A handwritten signature in black ink, appearing to read "Matthew S. Rupley", written over the printed name.

AFTER RECORDING RETURN TO:

Murray | Lobb, PLLC
2200 Space Park Drive, Suite 350
Houston, Texas 77058
(281) 488-0630

EXHIBIT "A"

TRACTS II, III, IV, V:

Being a tract of parcel of land situated in Wood County, Texas, being a part of the A. Campbell Survey, Abstract no. 112, being all of a 75.78 acre tract of land and all of 21.82 "Second Tract" of land and described in a Deed for J.P. Ballard et ux to Paul Ballard as recorded in Volume 391 at Page 80 of the Deed Records of Wood County, Texas and being further described as follows:

Beginning at a 1 inch pipe found for a corner of the northeast corner of said 75.78 acre tract:

Thence S 80° 80' 00" E along the east line of said 75.78 acre tract, a distance of 1540.73 feet to a 7 inch pipe found for a corner at the southeast corner of said 75.78 acre tract;

Thence N 89° 27' 13" W along a fence and the south line of said 75.78 acre tract, a distance of 716.52 feet to a 1 inch pipe found for a corner at the northeast corner of said 21.82 acre tract;

Thence S 00° 12' 19" W along a fence and the east line of said 21.82 acre tract, a distance of 1327.42 feet to a fence part for 1 corner at the southeast corner of said 21.82 acre tract;

Thence N 89° 56' 43" W along fence and the south line of said 21.82 acre tract, a distance of 714.43 feet to a 1 inch pipe found for a corner at the southwest corner of said 21.82 acre tract; Thence N 00° 25' 54" E along the north line of said 21.82 acre tract, a distance of 1316.57 feet to a post found for a corner at the northwest corner of said 21.82 acre tract;

Thence N 88° 49' 15" W along the south line of said line of said 75.78 acre tract, a distance of 698.80 feet to a post found for corner at the southwest corner of said 75.78 acre tract;

Thence N 00° 25' 00" W along the west line of said 75.78 acre tract, a distance of 1545.28 feet for 1 corner at the northwest corner of said 75.78 acre tract;

Thence S 89° 35' 00" E along the north line of said 75.78 acre tract, a distance of 2135.71 feet to the point of Beginning and Containing 97.174 Acres of land.

EASEMENT ONE:

All that certain tract or parcel of land situated in the A. Campbell Survey, A-112, Wood County, Texas being out of that certain 82.8 acre tract described in the Deed to Marjory Kathleen by Deed recorded in Volume 391, Page 90, Deed Records of Wood County, Texas, and the centerline of the 30' wide Road Easement being more particularly described as follows:

Beginning at a point for corner situated on the NEL of said 82.8 acre tract and being S 89° 11' W- 629.1 from the NE corner of said 82.8 acre tract:

Thence in a Southerly division with the centerline of said Road Easement as follows:

S 24° W-150"; N 89° 11' E-258-S; S 21° 47' E-203.1; S 29° 36' E-137.6"; S 10° 13' E-130.2"; S 23° 28' E-169.2; S 2° 20' E-173.8; S 11° 50' W-144.1; and S 23° 51' W-168.6 to a point for corner situated in SBL of said 82.8 acre tract and being N 89° 52' W-248.8' from the SE Corner of said 82.8 acre tract.

EASEMENT TWO:

All that certain tract or parcel of land situated in the W.T. Marshall Survey A-391 and A. Campbell Survey, A-112, Wood County, Texas, being out of that certain Block 1&2 of the division of the William Fletcher had and the Centerline of a 30' wide Road Easement being more particularly described as follows;

Beginning at a point for corner situated on the rod of a public road, being on the centerline of said Road Easement and being N 89° 36' W 15.0' from the NW corner of Block 3 of the Fletcher Land as described in Deed to Virginia O'Quinn recorded in Volume 755, Page 761, Deed Records of Wood County Texas. Thence S 0°24'W with said centerline 1035.0' to a point for corner situated on the NEL of a 82.8 acre tract described in Volume 391, Page 90, Deed Records of Wood County, Texas, and being S 89°11'W 15.0' from the SW corner of Block 4 of the direction of the division of the William Fletcher Land.

All that certain tract of land situated in Wood County, Texas, described as follows:

Block No.4-A of the division of the J.F. Ballard Land, according to the plat of said division land recorded in Plat Book No. 1 in the office of the county clerk of Wood County, Texas, to which plat and said record thereof reference is here made for all purposes, said block no. 4-A being a part of the A. Campbell Survey, Abstract no. 112 and being a part of the land deeded to J.F. Ballard, J.L. Ballard and wife Emma Ballard, on the 28th day of December 1993, and described as per field notes of said Block No. 4-A prepared June 2, 1951, by V.A. Morrison Jr., County Surveyor to Wood County, from survey on the ground as follows:

Beginning on the South Boundary line of Block No. 7 of the J.F. Ballard Division, said beginning point being 7.4 vrs West of the Southeast corner of said Block No. 7 of said division and being the Northeast corner of Block No. 7-A of said division and being 957.8 vrs North of the South Boundary line of said A. Campbell Survey;

Thence South with the East Boundary Line of Said Block No.7-A 478.9 vrs to the Northwest corner of Block No.5-A;

Thence S 89° 55'E with the North Boundary Line of Block No. 5-A, 257.7 vrs to the Southwest corner of Block No. 6-A;

Thence North with the West Boundary Line of Block No. 6-A; 477.8 vrs to corner on the South Boundary line of Block line of Block No. 6 said division;

Thence N 89° 40' W with the South Boundary line of said Block No. 6 and Block No. 7 257.7 vrs to the place of Beginning and Containing 21.82 acres of land.

Block No. 5-A of the division of the J.F. Ballard land, according to the plat of said division of and recorded in Plat Book No. 1, Page in the office of the County Clerk of Wood County, Texas, to which plat and said record thereof reference is heremade for all purposes, said Block No. 5-A being a part of the A. Campbell Survey and being a part of the land deeded to J.F. Ballard by J.L. Ballard and wife, Emma Ballard, on the 28th day of December 1933, and described as per field notes of said Block No. 5-A prepared June 2, 1951, by W.A. Morrison, Jr., County Surveyor of Wood County, Texas, from a survey on the ground as follows:

Beginning on the S.B.L. of the A. Campbell Survey at the S.E. corner of the I.N. Reneau 20-acre tract; stake for corner from which a 10' hickory brs N. 23 deg. 30 min. E, 17 vrs, another hickory vrs. N 39 deg. 10 min. E. 8.5 vrs., Thence N. 89 deg. 50 min. E. with the S.B.L. of said A. Campbell Survey, this being the S.B.L. of the tract of land deeded to J.F. Ballard by J.L. Ballard and wife, at 257.7 vrs. The S.W. corner of Block No. 2-A of said Ballard division;

Thence North with the W.B.L., of Block No. 1-A, 477.5 vrs to the S.E. corner of Block No. 4-A of said division;
Thence N. 89 deg. 55 min. W with the S.B.L. of said Block 4-A 257.7 vrs to corner on the E.B.L. of Block No. 7-A.

Thence South with the E.B.L. of Block No. 7-A and the E.B.L. of said Reneau 20-acre tract 478.9 vrs. To the place of beginning, containing 21.82 acres of land.

NOTICE OF FORECLOSURE 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 component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

FILED FOR RECORD
2026 AUG 10 AM 10:59
KELLEY PRICE
WOOD COUNTY CLERK
WOOD COUNTY, TEXAS

1. *Property to Be Sold.* The property ("Property") to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED FOR ALL PURPOSES

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust described more fully as follows:

Deed of Trust dated June 26, 2024, under Deed of Trust recorded under Clerk's File Number 2024-00005298 Real Property Records, Wood County, Texas, from WAGYU 100, LLC, a Texas limited liability company, as grantor, conveying the Property in trust to LYONS & PLACKEMEIER, PLLC, as Trustee, for the benefit of BUFFALO EQUIPMENT, INC. ("Beneficiary") (Collectively referred to "Deed of Trust").

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: September 1, 2026

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder FOR CASH, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Notice of Foreclosure Sale
WAGYU 100, LLC, Grantor
BUFFALO EQUIPMENT, INC., Beneficiary
Page 1 of 4



4883479

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Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately IN CASH if their bid is accepted.

The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Substitute 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to that promissory note ("Note") dated **June 26, 2024**, in the original principal amount of **TWO MILLION ONE HUNDRED THOUSAND AND 00/100 (\$2,100,000.00)**, executed by **WAGYU 100, LLC, ("Borrower")** and payable to the order of **BUFFALO EQUIPMENT, INC.**, who is the current owner and holder of the Note and Obligations and are the current Beneficiary under the Deed of Trust.

7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, MATTHEW S. RUPLEY and KYLE L. DICKSON** as substitute trustees (each being a "Substitute Trustee") to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

8. *Default and Request to Act.* Default has occurred under the Deed of Trust, and although demand was made upon **Borrower**, the default was not cured, and the Beneficiary has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of Substitute Trustee, Matthew S. Rupley, c/o Murray | Lobb, PLLC, at 2200 Space Park Drive, Suite 350, Houston, Texas 77058, phone number (281) 488-0630.

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.

DATED this the 7th day of August, 2026.

/s/ Matthew S. Rupley

MATTHEW S. RUPLEY, Substitute Trustee



AFTER RECORDING RETURN TO:

Murray | Lobb, PLLC
2200 Space Park Drive, Suite 350
Houston, Texas 77058
(281) 488-0630

EXHIBIT "A"

TRACT VI:

Lots 2 through 6, and Lots 8 through 131, MAGNOLIA RIDGE ESTATES, a subdivision located in the D. Fuller Survey, Abstract No. 207, Wood County, Texas, as shown on plat thereof recorded in Volume 11, Pages 31-32, Plat Records, Wood County, Texas.

NOTICE OF FORECLOSURE 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.

FILED FOR RECORD
2026 AUG 10 AM 10:58
KELLEY PRICE
CLERK
WOOD COUNTY, TEXAS

1. *Property to Be Sold.* The property ("Property") to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED FOR ALL PURPOSES

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust described more fully as follows:

Deed of Trust dated June 26, 2024, under Deed of Trust recorded under Clerk's File Number 2024-00005301 Real Property Records, Wood County, Texas, from WAGYU 100, LLC, a Texas limited liability company, as grantor, conveying the Property in trust to LYONS & PLACKEMEIER, PLLC, as Trustee, for the benefit of BUFFALO EQUIPMENT, INC. ("Beneficiary") (Collectively referred to "Deed of Trust").

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: September 1, 2026

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder FOR CASH, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Notice of Foreclosure Sale
WAGYU 100, LLC, Grantor
BUFFALO EQUIPMENT, INC., Beneficiary
Page 1 of 4



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Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately IN CASH if their bid is accepted.

The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Substitute 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to that promissory note ("Note") dated June 26, 2024, in the original principal amount of **TWO MILLION ONE HUNDRED THOUSAND AND 00/100 (\$2,100,000.00)**, executed by **WAGYU 100, LLC, ("Borrower")** and payable to the order of **BUFFALO EQUIPMENT, INC.**, who is the current owner and holder of the Note and Obligations and are the current Beneficiary under the Deed of Trust.

7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, MATTHEW S. RUPLEY and KYLE L. DICKSON** as substitute trustees (each being a "Substitute Trustee") to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

8. *Default and Request to Act.* Default has occurred under the Deed of Trust, and although demand was made upon **Borrower**, the default was not cured, and the Beneficiary has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of Substitute Trustee, Matthew S. Rupley, c/o Murray | Lobb, PLLC, at 2200 Space Park Drive, Suite 350, Houston, Texas 77058, phone number (281) 488-0630.

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.

DATED this the 7th day of August, 2026.

/s/ Matthew S. Rupley

MATTHEW S. RUPLEY, Substitute Trustee

A handwritten signature in black ink, appearing to read 'Matthew S. Rupley', written in a cursive style.

AFTER RECORDING RETURN TO:

Murray | Lobb, PLLC
2200 Space Park Drive, Suite 350
Houston, Texas 77058
(281) 488-0630

EXHIBIT "A"

TRACT I:

LOT 1 AND LOT 2 IN SECTION 1 OF FORREST GLEN SUBDIVISION RECORDED IN VOL. 9, PAGE 233 OF
WOOD COUNTY, TEXAS.

THE STATE OF TEXAS *
 *
COUNTY OF WOOD *

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2026 AUG 10 AM 11:26
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

1. **Property to be Sold.** The property to be sold is described on Exhibit "A" which attached hereto and made a part hereof for all purposes.
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated **FEBRUARY 23, 2024**, executed by **WINNSBORO RENTAL PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY**, recorded under, **Clerk's File Number 2024-00001800** of **Official Public Records of Wood County, Texas.**
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place.

 Date: **September 1, 2026**

 Time: The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter.

 Place: Wood County Courthouse, 100 Main Street, Quitman, Texas, 75783, at the East Door (front door) or as designated by the County Commissioners' Office.
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Texas Property Code and the Deed of Trust permitting the Lender thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to Section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Texas Property Code and Deed of Trust executed by **WINNSBORO RENTAL PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY,**

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of **\$100,000.00** executed by **WINNSBORO RENTAL PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY,** and payable to the order of **CYPRESS BANK, S.S.B.;** (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness's of **WINNSBORO RENTAL PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY** to

CYPRESS BANK, S.S.B.; is the current owner .

and holder of the Obligations and is the Lender under the Deed of Trust.

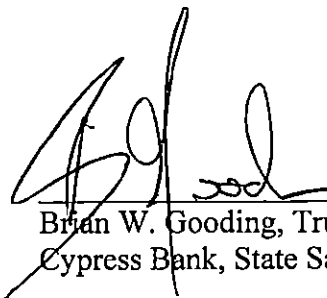
Questions concerning the sale may be directed to the undersigned or to the Lender, CYPRESS BANK, STATE SAVINGS BANK. at 120 S. Greer Blvd, Pittsburg, Texas, (903) 856-6653.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Lender has requested me, as trustee, to conduct this sale. Notice is given that before the sale the Lender may appoint another person substitute trustee to conduct the 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.

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 MORTGAGE OR MORTGAGE SERVICER.

Dated: August 10, 2026



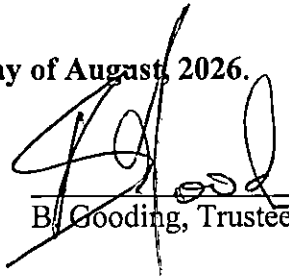
Brian W. Gooding, Trustee
Cypress Bank, State Savings Bank

120 S. Greer Blvd.
Pittsburg, TX 75686
Telephone: (903) 856-6653
FAX: (903) 856-5822

A copy of the foregoing NOTICE OF TRUSTEE'S SALE was executed by the undersigned on the **10th day of August 2026**, by posting such notice at the Courthouse door of Wood County, Texas; by filing a copy of same with the County Clerk of Wood County, Texas; and by mailing a copy of same to:

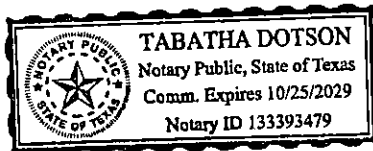
Winnsboro Rental Properties, LLCC
216 S Post Oak
Winnsboro, TX 75494
CERTIFIED MAIL #7022 0410 0003 3347
RETURN RECEIPT REQUESTED

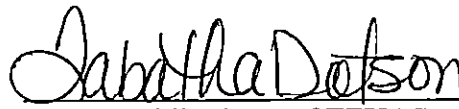
WITNESS MY HAND on this the **10th day of August, 2026**.



B. Gooding, Trustee

SUBSCRIBED AND SWORN TO BEFORE ME by the said Brian W. Gooding on this the 10th day of August 2026, to certify which witness my hand and seal of office.





Notary Public, State of TEXAS

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE ELIJAH ALLEN SURVEY, A-8, WOOD COUNTY, TEXAS, BEING THAT CERTAIN CALLED 4.0 ACRE TRACT AS DESCRIBED IN DEED FROM BILL J. LOVELL AND TOMMIE LOVELL TO CECIL R. MOODY AND SHARON MOODY, DATED FEBRUARY 15, 2002, RECORDED IN VOL. 1831, PAGE 263, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND AT THE OCCUPIED NORTHEAST FENCE CORNER OF SAID 4.0 ACRE TRACT AND THE OCCUPIED SOUTHEAST FENCE CORNER OF A CALLED 7.15 ACRE TRACT AS DESCRIBED IN DEED TO JAMES R. CRUMP ET UX (VOL. 1852, PAGE 395) AND ALSO BEING IN THE OCCUPIED WEST LINE OF A CALLED 25.02 ACRE TRACT AS DESCRIBED IN DEED TO MARTHA CRISTINE KIMMEL WALTER (VOL. 1478, PAGE 324);

THENCE S 00° 55' 21" W GENERALLY ALONG A FENCE WITH THE EAST LINE OF THE ALLEN SURVEY AND THE WEST LINE OF THE MARY AROCHA SURVEY, A-7, - 702.62' TO A 5/8" IRON PIPE FOUND AT THE OCCUPIED SOUTHEAST FENCE CORNER OF SAID 4.0 ACRE TRACT AND THE OCCUPIED NORTHEAST FENCE CORNER OF A CALLED 2.7 ACRE TRACT AS DESCRIBED IN DEED TO MARTHA CRISTINE KIMMEL WALTER (VOL. 1478, PAGE 324);

THENCE S 87° 19' 23" W GENERALLY ALONG A FENCE WITH THE OCCUPIED COMMON LINE OF SAID 4.0 AND 2.7 ACRE TRACTS PASSING A 1/2" REBAR FOUND FOR REFERENCE BY FENCE CORNER AT 150.91' AND CONTINUING FOR A TOTAL DISTANCE OF 177.21' TO A 40" NAIL FOUND IN THE CENTERLINE OF COUNTY ROAD 4560 AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 09° 55' 44" W WITH THE CENTER LINE OF SAID COUNTY ROAD AND WITH THE WEST LINE OF SAID 4.0 ACRE TRACT - 710.35' TO A 40" d NAIL SET AT THE OCCUPIED NORTHWEST CORNER OF SAID 4.0 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 7.15 ACRE TRACT;

THENCE N 87° 57' 22" E PASSING A 1/2" REBAR MARKED "SWANNER" FOUND AT 20.00' AND PASSING INTO AND GENERALLY ALONG A FENCE FOR A TOTAL DISTANCE OF 311.01' TO THE POINT OF BEGINNING CONTAINING 3.938 ACRES, AS SURVEYED BY ROD LORD, RPLS NO. 4635, DATED AUGUST 18, 2003.

1
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.

5534351-18

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD
COMMONLY KNOWN AS

173 COUNTY ROAD 3144, QUITMAN, TEXAS 75783

LEGAL DESCRIPTION

SEE EXHIBIT

2 THE DEED OF TRUST TO BE FORECLOSED UPON
RECORDED IN REAL PROPERTY RECORDS OF
WOOD COUNTY

RECORDED ON
MAY 2, 2022

UNDER DOCUMENT#
2022-00004929

3 THE SALE IS SCHEDULED TO BE HELD

PLACE
EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY
COURTHOUSE OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE

DATE
SEPTEMBER 1, 2026

TIME
1:00 PM - 4:00 PM

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 § 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.

OBLIGATIONS SECURED

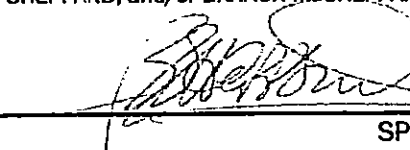
The Deed of Trust executed by ARYAN Z. TRACY and TERESSA N. THOMPSON, provides that it secures the payment of the indebtedness in the original principal amount of \$56,192.04, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FARM CREDIT MID-AMERICA, FLCA is the current mortgagee and mortgage servicer, whose address is PO Box 34390, Louisville, Kentucky 40299. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

HARRIETT FLETCHER, SHERYL LaMONT, HEATHER GOLDEN, JABRIA FOY, KARA RILEY, CHRISTINE WHEELLESS, PHILLIP HAWKINS, KEVIN KEY, JAY JACOBS, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW
Branch M. Sheppard
Brittainy Joyner
Sara A. Morton


SPENCER FANE LLP
3040 POST OAK BLVD, Suite 1400
Houston, Texas 77056
(713) 335-2150

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

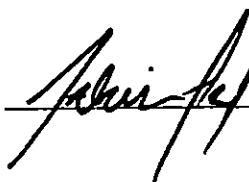
POSTED

9-11-2026

NAME

JABRIA Foy

TRUSTEE



FILED FOR RECORD
2026 AUG 11 PM 12:10
CLERK OF COUNTY CLERK
WOOD COUNTY, TEXAS

EXHIBIT A

That certain 10.865 acres being out of a called 70 acres conveyed to Dany Baker and Cindi Baker, husband and wife by Mary Williams and husband Ben D. Williams described in a WARRANTY DEED WITH VENDOR'S LIEN dated May 12, 2004, and recorded in Volume 2000 Page 850 of the Real Property Records of Wood County, Texas (RPRWC), situated in the Hazard Anderson Survey A-9 on Wood County Road No. 3144 (CR 3144), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod, set, (all iron rods set w/cap "DDMBOUNDARY"), to mark the Northwest corner of a 10.321 acres surveyed this date being in the East boundary line of a 10.085 acres surveyed this date, whence bears an existing ½ inch iron pipe, found marking the Northeast corner of a called 9.132 acres tract recorded in Volume 897 Page 443 DRWC North 15° 08' 52" West a distance of 117.22 feet, said ½ inch iron pipe having a Texas State Plane NCZ NAD83 value of Northing 6,995,989.44' and Easting 2,931,961.61' ;

THENCE across said 70 acres tract as follows:

common with the East boundary line of said 10.085 acres North 01° 24' 01" West a distance of 424.94 feet to a ½ inch iron rod, set, to mark the Southeast corner of a 11.667 acres, surveyed this date; and common with the South boundary line of said 11.667 acres North 87° 13' 17" East a distance of 1097.71 feet to a PK Nail set in the East boundary line of said 70 acres, being at the Southeast corner of said 11.667 acres and being in said CR 3144, whence bears a ½ inch iron rod, set, South 87° 13' 17" West a distance of 250 feet;

THENCE with the East boundary line of said 70 acres tract along said CR 3144 South 01° 14' 55" East a distance of 438.09 feet to a ½ inch PK Nail set in the East boundary line of said 70 acres, being at the Northeast corner of said 10.321 acres and being in said CR 3144, whence bears a ½ inch iron rod, set, South 87° 54' 25" West a distance of 25.9 feet;

THENCE with the North boundary line of said 10.321 acres South 87° 54' 25" West a distance of 1096.31 feet to the PLACE OF BEGINNING and containing 10.865 acre of land, more or less.

SAVE AND EXCEPT THE FOLLOWING ON PAGE 3 HEREOF:

THE PROPERTY BEING FORECLOSED DOES NOT INCLUDE THE FOLLOWING THREE (3) ACRES OUT THIS 10.865 ACRE TRACT AS SET FORTH ON PAGE 3 HEREOF. FOR CLARIFICATION, MORTGAGEE PREVIOUSLY EXECUTED AND RECORDED A PARTIAL RELEASE OF LIEN RELATED TO THIS THREE (3) ACRE TRACT IN THE WOOD COUNTY REAL PROPERTY RECORDS UNDER INSTRUMENT NO. 202300002898.

**FIELD NOTES 3.000 ACRES
H. ANDERSON SURVEY, A-9
WOOD COUNTY, TEXAS
(PATTERSON W138575)**

BEING all of that certain lot, tract, or parcel of land situated in the H. Anderson Survey, Abstract No. 9, Wood County, Texas, and being a part of a called 10.865 acre tract of land described in a Deed from Daniel E. Baker and wife, Cindi Baker, to Aryan Tracy and Teressa Thompson, dated September 16, 2021 as shown of record in Instrument No. 2021-00010541, Real Property Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Southwest corner of said 10.865 acre tract, same being the Northwest corner of a called 10.321 acre tract of land described in a Deed from Danny Baker and wife, Cindi Baker, to Clarence Patterson and wife, Teresa Patterson, dated September 16, 2021, as shown of record in Instrument No. 2021-00010540, Real Property Records, Wood County, Texas, and being in the East line of a called 11.127 acre tract of land described as "Tract One" in a Deed from Danny Baker and wife, Cindi Baker, to Robert Edward Elliott, II and wife, Krystle Ann Elliott, dated September 23, 2021, as shown of record in Instrument No. 2021-00010831, Real Property Records, Wood County, Texas;

THENCE N 01° 24' 01" W, along the West line of said 10.865 acre tract, a distance of 424.68 feet to a 1/2 inch iron rod found at the Northwest corner of said 10.865 acre tract and the Southwest corner of a called 11.667 acre tract of land described in a Deed from Laura Kelly Myers and husband, Michael Myers, to Clarence W. Patterson and wife, Teresa W. Patterson, dated June 21, 2022, as shown of record in Instrument No. 2022-00007395, Real Property Records, Wood County, Texas;

THENCE N 87° 11' 13" E, along the North line of said 10.865 acre tract and the South line of said 11.667 acre tract, a distance of 306.47 feet to a 1/2 inch iron rod set for a corner, and being S 87° 11' 13" W, a distance of 766.16 feet from a 1/2 inch iron rod found for a reference marker;

THENCE S 01° 24' 01" E, across said 10.865 acre tract, a distance of 428.44 feet to a 1/2 inch iron rod set for a corner in the South line of said 10.865 acre tract and the North line of said 10.321 acre tract, and being S 87° 53' 55" W, a distance of 764.06 feet from a 1/2 inch iron rod found for a reference marker;

THENCE S 87° 53' 55" W along the South line of said 10.865 acre tract and the North line of said 10.321 acre tract, a distance of 306.38 feet to the POINT OF BEGINNING and containing 3.000 acres of land

