

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: 08/04/2026

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Austin County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 31, 2011 and recorded in the real property records of Austin County, TX and is recorded under Clerk's Instrument No. 112687 with Ronnie D. Hein and Leann Hein (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Ronnie D. Hein and Leann Hein, securing the payment of the indebtedness in the original amount of \$126,563.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A 2.000 ACRE TRACT OF LAND LOCATED IN THE SAN FELIPE DE AUSTIN TOWN TRACT IN AUSTIN COUNTY, TEXAS; SAID 2.000 ACRE TRACT BEING OUT OF AND A PART OF THAT CERTAIN CALLED 173.173 ACRE TRACT OF LAND AND A 40 ACRE TRACT (PART OF) DESCRIBED IN PARTITION DEED TO NETTIE OLA HEIN RECORDED IN VOLUME 294, PAGE 383 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS TO WHICH REFERENCE IS MADE FOR ALL PURPOSES; SAID 2.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT A CORNER POST FOUND IN THE NORTHEAST LINE OF A PUBLIC ROAD (OILFIELD ROAD) FOR THE SOUTH CORNER OF THE AFOREMENTIONED TRACTS OF LAND AND ALSO THE WEST CORNER OF THE SHIRLEY SVINKY CALLED 140.17 ACRE TRACT (VOLUME 294, PAGE 383, D.R.A.C.);

THENCE N 45 DEGREES 00 MINUTES 00 SECONDS W ALONG THE SAID NORTHEAST LINE OF OILFIELD ROAD A DISTANCE OF 289.50 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED RPLS 2303 SET FOR THE MOST WESTERLY SOUTH CORNER AND PLACE OF BEGINNING, OF THE HEREIN DESCRIBED 2.000 ACRE TRACT;

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2026 JUN 25 PM 12:34

[Signature]
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2026-027

THENCE N 45 DEGREES 00 MINUTES 00 SECONDS W ALONG THE SAID NORTHEAST LINE OF OILFIELD ROAD A DISTANCE OF 79.17 FEET TO A 2 INCH IRON PIPE CORNER POST FOUND FOR THE WEST CORNER OF THE HEREIN DESCRIBED 2.000 ACRE TRACT;

THENCE N 45 DEGREES 19 MINUTES 31 SECONDS E ALONG AN EXISTING FENCE A DISTANCE OF 424.20 FEET TO A 2 INCH IRON PIPE CORNER POST FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED 2.000 ACRE TRACT;

THENCE S 44 DEGREES 58 MINUTES 14 SECONDS E ALONG AN EXISTING FENCE A DISTANCE OF 251.15 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED RPLS 2303 SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED 2.000 ACRE TRACT;

THENCE S 45 DEGREES 14 MINUTES 00 SECONDS W A DISTANCE OF 310.78 FEET TO A 1/2 INCH IRON ROD SET FOR THE MOST EASTERLY SOUTH CORNER OF THE HEREIN DESCRIBED 2.000 ACRE TRACT;

THENCE N 45 DEGREES 00 MINUTES 53 SECONDS W A DISTANCE OF 172.48 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED RPLS 2303 SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED 2.000 ACRE TRACT; THENCE S 45 DEGREES 19 MINUTES 31 SECONDS W A DISTANCE OF 113.25 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.000 ACRES OF LAND. BEARINGS REFERENCED TO THE NORTHWEST LINE OF THE SAID 140.17 ACRE TRACT.

6. **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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** 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 Kirk Schwartz Esq., or Carson Emmons, Esq., or Lori Long, Esq., or Jonathan Sawyer, Esq. or AWEST, OR Agency Sales and Posting LLC, whose address is 7500 Dallas Pkwy #200, Plano, TX 75024 OR AUCTION.COM LLC, or Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, or Abstracts/Trustees of Texas, LLC, or Tejas Corporate Services, LLC, as 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.

Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at:

<https://www.fincen.gov/rre> and <https://www.fincen.gov/rre-faqs>

June 23, 2026

Executed on

/s/ Lori Liane Long

James E. Albertelli, P.A.

Kirk Schwartz, Esq.

Carson Emmons, Esq.

Lori Liane Long, Esq.

Jonathan Sawyer, Esq.

6565 N. MacArthur, Suite 470

Irving, TX 75039

6-25-26
Executed on

Zachary Florez

SUBSTITUTE TRUSTEE

Agency Sales and Posting LLC, or AUCTION.COM

LLC, or Tejas Corporate Services LLC

7500 Dallas Pkwy #200

Plano, TX 75024

CERTIFICATE OF POSTING

My name is Zachary Florez, and my address is 7500 Dallas Pkwy #200, Plano, TX 75024. I declare under penalty of perjury that on 6-25-26 I filed at the office of the Austin County Clerk and caused to be posted at the Austin County courthouse this notice of sale.

Zachary Florez
Declarant's Name: Zachary Florez
Date: 6-25-26

2026-027

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 17th 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 4th day of August, 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.

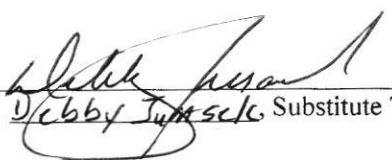
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 13th day of July, 2026.

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

By:  Debby T. Tinsley, Substitute Trustee

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

FILED

2026 JUL 13 PM 1:32


COUNTY CLERK
AUSTIN COUNTY, TEXAS

2026-029

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. 160886 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 45 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
b Page 1 of 2



19 N. Miller Bellville, Texas 77418

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

T.B.P.L.S. Firm Reg./Lic. No. 10076700

2026-029

4 Page 2 of 2

5 Metes and Bounds Description of 19.168 acres in the
6 James Tyico 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 305.75 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. 18181A
MAY 21, 2018

COMPILED BY:



19 N. Miller Bellville, Texas 77418

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

T.B.P.L.S. Firm Reg./Lic. No. 10076700

2026-029

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF AUSTIN

§

§

DEED OF TRUST:

Date: June 18, 2021
Grantor: Deyanira Veronica Vallejo Gonzalez and Jesus Villareal De La Garza
Original Beneficiary: Hawthorne Ventures LP
Trustee: Liang Gao
Recording Info: Clerk's File No. 213672 of the Real Property Records of Austin County, Texas

CURRENT BENEFICIARY: 3602 REI, LLC

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, August 4, 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: July 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 JUL 13 PM 2:20

2026-030

EXHIBIT "A" LEGAL DESCRIPTION

TBD Meith Road, Sealy, TX 77474, also known as Tract 6, a 11.000 acre tract of land situated in the San Felipe De Austin Survey Abstract Number 5, Austin County, Texas, being comprised of a portion of that certain called 144.623 acre tract described as "Tract Two" in instrument to Hawthorne Ventures, LP. recorded under Instrument Number 203045 of the Official Records of Austin County Texas (O.R.A.C.T.), said 11.000 acre tract being more particularly described by metes and bounds as in the attached Exhibit A.

FIELD NOTE DESCRIPTION

TRACT 6

11.000 ACRES

IN THE SAN FELIPE DE AUSTIN SURVEY, ABSTRACT NUMBER 5 AUSTIN COUNTY, TEXAS

BEING a 11.000 acre tract of land situated in the San Felipe De Austin Survey Abstract Number 5, Austin County, Texas, being comprised of a portion of that certain called 144.623 acre tract described as "Tract Two" in instrument to Hawthorne Ventures, LP., recorded under Instrument Number 203045 of the Official Records of Austin County, Texas (O.R.A.C.T.), said 11.000 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the approximate centerline of Meith Road for a common corner of said 144.623, northwesterly right-of-way of the remainder of the K.T.C. Railroad (100 feet wide), recorded in Volume 621, Page 647, O.R.A.C.T., that certain called 12.34 acre tract described in instrument to Amber Leigh Schneider, recorded under Clerk's File Number 093343, O.R.A.C.T., and that certain called 258.32 acre tract described in instrument to Daniel George and Laura George, recorded under Clerk's File Number 154357, O.R.A.C.T., being the southerly corner of the herein described 11.000 acre tract;

THENCE North 32°38'24" East, 1,599.64 feet, along the northwesterly right-of-way of said K.T.C. Railroad, with the southeasterly line of said 144.623 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southerly corner of the herein described 11.000 acre tract;

THENCE North 47°18'55" West, 1,381.66 feet, severing, over and across said 144.623 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said Meith Road, the common line between said 144.623 acre tract and that certain tract shown to be owned by Johnnie W. Schneider, per Austin County Appraisal District (A.C.A.D.) ID Number 20347, being the westerly corner of the herein described 11.000 acre tract, from which a 5/8 inch iron rod with cap found for reference bears, South 42°40'31" West, 1,575.12 feet;

THENCE North 42°40'31" East, 354.87 feet, along the approximate centerline of said Meith Road, with the common line between said 144.623 acre tract and said Schneider tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northerly corner of the herein described 11.000 acre tract, from which an axle found for reference bears, North 42°40'31" East, 3,353.91 feet;

THENCE South 47°18'55" East, 1,318.86 feet, over and across said 144.623 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of said K.T.C. Railroad, the southeasterly line of said 144.623 acre tract, being the easterly corner of the herein described 11.000 acre tract, from which a ½ inch iron pipe found for reference bears, North 32°38'24" East, 721.35 feet;

THENCE South 32°38'24" West, 360.39 feet, along the northwesterly right-of-way of said K.T.C. Railroad, with the southeasterly line of said 144.623 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 11.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 26, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-02.