

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 148856-TX

Date: May 13, 2026

County where Real Property is Located: Austin

ORIGINAL MORTGAGOR: TRACIE STEINKE, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 9/28/2023, RECORDING INFORMATION: Recorded on 10/2/2023, as Instrument No. 235039

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 4, BLOCK 5, OF WESTWARD POINTE SECTION 1, A SUBDIVISION OF 65.670 ACRES LOCATED IN THE SAN FELIPE DE AUSTIN SURVEY, ABSTRACT NO. 5, CITY OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 17 OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/7/2026, the foreclosure sale will be conducted in Austin County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is



2026-021

Matter No.: 148856-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE XOME INC., TEJAS CORPORATE SERVICES LLC, NFPDS-TX LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

2026-021

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time and Place of Sale.

Date: 07/07/2026

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

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

Property Address: 1327 Maler Rd, Sealy, TX 77474-1671

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/11/2005 and recorded 04/18/2005 in Document 052321, real property records of Austin County, Texas, with Edward Hill and wife Victor Hill grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION as Lender, Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1 as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by Edward Hill and wife Victor Hill, securing the payment of the indebtedness in the original principal amount of \$147,250.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1 is the current mortgagee of the note and deed of trust or contract lien.

FILED

2026 MAY 22 AM 11:34

W. J. Hill
COUNTY CLERK
AUSTIN COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

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

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AUSTIN COUNTY, TEXAS, IN THE ISAAC GIFFORD SURVEY, ABSTRACT NO. 179, AND BEING PART OF A CERTAIN 4.8869 ACRE TRACT OF LAND SET ASIDE FOR LESTER DOWNEY IN AN AGREED JUDGEMENT OF PARTITION RECORDED IN VOLUME 683, PAGE 118 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ½ INCH IRON PIPE FOUND AT THE EAST CORNER OF THE SAID DOWNEY 4.8869 ACRE TRACT OF LAND IN THE SOUTHWEST LINE OF MALER ROAD. THIS POINT ALSO BEING THE NORTH CORNER OF A 4.8869 ACRE TRACT OF LAND SET ASIDE FOR JO DOWNEY SEVALIA, A/K/A JOELLA JERRELLS, A/K/A JOE DOWNEY JERRELLS IN AN AGREED JUDGEMENT OF PARTITION RECORDED IN VOLUME 683, PAGE 118 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS: THENCE, WITH THE COMMON LINE BETWEEN THE DOWNEY AND JERRELLS TRACT OF LAND, SOUTH 45°00'00" WEST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE SOUTH CORNER OF THIS 1.000 ACRE TRACT OF LAND; THENCE, NORTH 45° 05' 00" WEST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE WEST CORNER OF THIS 1.000 ACRE TRACT OF LAND; THENCE, NORTH 45°00'00" EAST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE NORTH CORNER OF THIS 1.000 ACRE TRACT OF LAND IN THE SOUTHWEST LINE OF MALER ROAD; THENCE, WITH THE SOUTHWEST LINE OF MALER ROAD, SOUTH 45°05'00" EAST FOR 208.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND. THE BEARINGS RECITED HEREIN ARE BASED ON THE SOUTHEAST LINE OF THE LESTER DOWNEY TRACT OF LAND.

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

C/O Onity Mortgage Corporation f/l/c/a PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

2026-022

Notice of [Substitute] Trustee Sale

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

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

Date: 05/14/2026

Xia

Lihui Xia – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

For additional sale information visit: www.auction.com or (800) 280-2832

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

Certificate of Posting

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

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 9, 2018, executed by STACIE JOANN DEWALD A/K/A STACIE J. DEWALD AND RICHARD FRANKLIN DEWALD A/K/A RICHARD F. DEWALD, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 183747, Official Public Records of Austin County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hessestine, whose address is listed below, or Megan Randle, Robert Randle, Ebbie Murphy, Zachary Florez, Alina Cazales or Pete Florez, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on Tuesday, July 7, 2026, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Austin County Courthouse at the place designated by the Commissioner's Court for such sales in Austin County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2018 Clayton Manufactured Home, Serial No. CW2019260TXAB.

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.

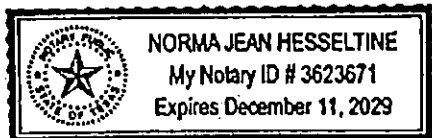
EXECUTED this 2 day of June, 2026.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 2 day of June, 2026, to certify which witness my hand and official seal.



[Signature]
FILED
NOTARY PUBLIC STATE OF TEXAS 10:10
2026 JUN 11
[Signature]
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2026 003

EXHIBIT "A"

AUSTIN COUNTY, TEXAS.
JAMES BELL SURVEY, ABSTRACT NO. 129

DESCRIPTION OF A 3.00 ACRE TRACT OF LAND OUT OF THE JAMES BELL SURVEY, ABSTRACT NO. 129, AUSTIN COUNTY, TEXAS AND BEING THE RESIDUE OF THAT CALLED 5.50 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED AUGUST 16, 2017 FROM STEVEN KEITH GLAESER TO STACIE JOANN DEWALD, AS RECORDED IN CLERK FILE NO. 174274, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS REFERENCE IS MADE AND THE SAID 3.00 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found (G.D. Coordinates: N:13,879;006.90 USft. E:2,770;119.99 USft) in a curve of the Northeast line of F.M. Highway No. 1094 (100' R.O.W.) for the Westerly corner of the herein described tract, being the common Southerly corner of a called 2.50 acre tract of land described in a deed dated December 28, 2017 from Stacie Joann Dewald to Adam Rebel, as recorded in Clerk File No. 180052, Austin County Official Records, from which a point in an oak tree found for the Westerly corner of said 2.50 acre tract bears North 65° 33' 06" West a distance of 201.93 feet;

THENCE North 40° 34' 23" East (called North 40° 34' 23" East, Clerk File No. 180052, O.R.A.C.T.) with the Southeast line of said 2.50 acre tract, being the common Northwest line of the herein described tract a distance of 531.26 feet (called 531.26') to a 5/8 inch iron rod found in the Southwest line of a called 32.39 acre tract of land described in a deed dated August 16, 2017 from Stacie Joann Dewald to Steven Keith Glaseler, as recorded in Clerk File No. 174275, Austin County Official Records, from which a 5/8 inch iron rod found for the Northernly corner of said 2.50 acre tract, being the common Westerly corner of said 32.39 acre tract bears North 49° 25' 13" West a distance of 193.98 feet;

THENCE with the Southwest line of said 32.39 acre tract, being the common Northeast line of the herein described tract the following:

- * South 49° 25' 13" East (called South 49° 25' 13" East) a distance of 55.81 feet to a 5/8 inch iron rod found for an exterior corner of the herein described tract, being an common interior corner of said 32.39 acre tract;
- * South 40° 34' 03" West (called South 40° 34' 03" West) a distance of 201.77 feet (called 201.77') to a 5/8 inch iron rod found for an interior corner of the herein described tract, being an common exterior corner of said 32.39 acre tract;
- * South 73° 20' 48" East (called South 73° 20' 48" East) a distance of 323.20 feet (called 323.20') to a 5/8 inch iron rod found for the Easterly corner of the herein described tract, being an common interior corner of said 32.39 acre tract;

THENCE South 22° 30' 18" West (called South 22° 30' 18" West) with a Northwest line of said 32.39 acre tract, being a common Southeast line of the herein described tract a distance of 260.81 feet (called 260.81') to a point in a pine tree found in the Northeast line of F.M. Highway No. 1094 for the Southerly

corner of the herein described tract, being an common exterior corner of said 32.39 acre tract, from which a point in a fence post found for the southerly corner of said 32.39 acre tract bears South 78° 15' 00" East a distance of 101.79 feet;

THENCE North 78° 15' 00" West (called North 78° 15' 00" West) with the Northeast line of F.M. Highway No. 1094, being the common Southwest line of the herein described tract a distance of 208.31 feet (called: 208.31) to a 5/8 inch iron rod found at the beginning of curve;

THENCE along said curve to the right having an arc length of 273.54 feet, a radius of 1679.73 feet, a central angle of 93° 19' 50" and a chord bearing of North 73° 39' 47" West a distance of 273.24 feet to the POINT OF BEGINNING, containing 5.00 acres of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
2. All distances are surface values; to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99989595.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "FSC INC - TX FIRM #10000100".

This notes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on April 26, 2018.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2018041049
Word File: 2018041049_3.00_crea_m&b.docx
ACAD File: 2018041049.dwg

Date: 04/27/2018



A handwritten signature in black ink, appearing to read "Matthew W. Loessin".

2026-027

FIFTH NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF AUSTIN §

WHEREAS, on February 24, 2023, **IAK Holdings, Inc** (“**Borrower**”), in the original principal amount of **SEVEN HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS** (\$735,000.00), now payable to Stellar Bank by assignment, and bearing interest as stated therein (the "Note"), said Note and any and all other indebtedness, obligations and liabilities of any kind of the Grantors, or any Maker of the Note, to Beneficiary, now or hereafter existing, absolute or contingent, joint and/or several, secured or unsecured, due or not due, arising by operation of law or otherwise being secured by that certain **Deed of Trust and Security Agreement** dated February 24, 2023, executed by **IAK Holdings, Inc.**, as “Grantor” in favor of Ramon A. Vitulli, III, as Trustee, filed for record on March 3, 2023 in the Official Public Records of Austin County, Texas, under Instrument No. 231231 (the “Deed of Trust”) covering and describing the “Premises”, as such term is defined in the Deed of Trust; and being further secured by that certain **Security Agreement** dated June 4, 2021, executed by **IAK Holdings, Inc.**, as “Debtor” in favor of Stellar Bank whereby Borrower assigned, transferred and granted Stellar Bank a first lien security interest in and to certain Collateral (all as further described in the Security Agreement) to secure payment of the Note; and being further secured by that certain **UCC Financing Statement** filed on June 16, 2021 with the Texas Secretary of State under File No. 21-0025136595 and that

FILED

2026 JUN 12 PM 12: 59


COUNTY CLERK
AUSTIN COUNTY, TEXAS

2026-024

certain **UCC Financing Statement** filed on March 3, 2023 with the Texas Secretary of State under File No. 23-0009412546..

Reference is further made to that certain **Collateral Assignment of Rents and Leases** dated February 24, 2023, executed by **IAK Holdings, Inc.**, as "Assignor" covering and describing the Premises, and filed for record on March 3, 2023 in the Official Public Records of Austin County, Texas, under Instrument No. 231232, whereby Borrower assigned all of its rights, titles and interests in any and all leases and rents of the Premises to further secured payment of the indebtedness.

WHEREAS, default has occurred under the terms and provisions of the referenced Note and Deed of Trust and the same are now wholly due, and Stellar Bank, formerly known as Allegiance Bank (the "Mortgagee"), the owner and holder of the Note, has requested the undersigned to sell the Premises described below; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee(s) was removed in accordance with the Deed of Trust and the Mortgagee designated and appointed **Ted L. Walker and Andrew W. Gray, 125 Main Street, PO Box 62, Jasper, Texas 75951**, as Substitute Trustee to enforce the Trust set forth in said Deed of Trust.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that the Premises and Collateral described below will be sold at public auction to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

Date: July 7, 2026

Time: 12:00 p.m. C.S.T and may occur no later than 3:00 p.m. C.S.T.

Place: The foyer of the Austin County Courthouse, 1 East Main Street, Bellville, Austin County, Texas 77418 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court or as designated by the County Commissioners Court PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust, if any, to the extent the same are still in effect and shall not cover any part of the Premises that has been released from the liens of the Deed of Trust. The Premises and Collateral that will be sold at the foreclosure sale is described as follows:

Premises: See Exhibit A attached hereto and incorporated herein by reference

ACTIVE MILITARY SERVICE NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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. To determine if you are entitled to and what protections may be afforded you under the Servicemembers Civil Relief Act, you may call the toll-free telephone numbers for Military One Source: From the United States: 1-800-342-9647. From outside the United States (where available): 1-800-342-6477. International collect: 484-530-5747.

THE SALE OF THE PREMISES AND COLLATERAL IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING

EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, A DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PREMISES AND COLLATERAL, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO DETERMINE INCREMENTS IN WHICH BIDS WILL BE ACCEPTED AND TO ANNOUNCE SAME AT THE SALE.

Dated: June 2, 2026

/s/ Ted L. Walker
Ted L. Walker, Substitute Trustee
PO Box 62
Jasper, Texas 75951
Phone (409) 384-8899
Facsimile (409) 384-9899
Email twalker@walker-firm.com

R:\ALLEGIANCE BANK\STELLAR BANK\63-31 IAK Holdings LLC\Foreclosure\July 2026\Loan A\2026-05-14 NotSubTRSale.AustinCoLoanA.wpd

EXHIBIT A

PREMISES:

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.3178 ACRE OF LAND OUT OF LOT 29 OF THE SOUTH END ADDITION TO THE TOWN OF SEALY, TEXAS, A SUBDIVISION OF RECORD IN VOLUME 35, PAGE 244 OF AUSTIN COUNTY DEED RECORDS (A.C.D.R.) AUSTIN COUNTY, TEXAS, BEING THAT SAME CALLED 0.318 ACRE TRACT OF RECORD IN VOLUME 749, PAGE 277, (A.C.D.R.) SAID 0.3178 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS REFERENCED TO SAID 0.318 ACRE TRACT:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR THE COMMON NORTHWEST CORNER TO SAID LOT 29. SAID 0.3178 ACRE TRACT, THE HEREIN DESCRIBED TRACT, THE SOUTHWEST CORNER TO THAT CERTAIN CALLED 0.404 ACRE TRACT OF RECORD UNDER AUSTIN COUNTY-CLERK'S FILE NUMBER (A.C.C.F.) 051706, THE SOUTHWEST CORNER TO LOT 30 OF SAID SOUTH END ADDITION, IN THE EAST RIGHT-OF-WAY LINE OF MEYERS STREET (STATE HIGHWAY 36);

THENCE NORTH 79 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 150.10 FEET TO A 6/8 IRON ROD FOUND FOR THE COMMON NORTHEAST CORNER OF SAID 0.3173 ACRE TRACT, LOT 29, THE HEREIN DESCRIBED TRACT, THE SOUTHEAST CORNER TO SAID 0.404 ACRE TRACT, SAID LOT 30, THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.258 ACRE TRACT OF RECORD UNDER A.C.C.F. NUMBER 79-1865, THE SOUTHWEST CORNER TO LOT 44 OF SAID SOUTH END ADDITION AND THE NORTHWEST CORNER TO THAT CERTAIN CALLED 0.171 ACRE TRACT OF RECORD UNDER A.C.C.F. NUMBER '048055 AND LOT 40 OF SAID SOUTH END ADDITION

THENCE SOUTH 10 DEGREES 55 MINUTES 52 SECONDS EAST, ALONG THE COMMON EAST LINE OF SAID LOT 29 AND THE WEST LINE OF SAID LOT 46, A DISTANCE OF 9223 FEET TO A 5/8 IRON ROD FOUND FOR THE COMMON SOUTHEAST CORNER TO SAID 0.318 ACRE TRACT, HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT (TRACT TWO) OF RECORD UNDER A.C.C.F. NUMBER 987491, IN THE WEST LINE OF THAT CERTAIN TRACT OF RECORD UNDER A.C.C.F. NUMBER 0224330;

THENCE SOUTH 79 DEGREES 02 MINUTES 45 SECONDS WEST, A DISTANCE 150.10 FEET TO A POINT FOR THE COMMON SOUTHWEST CORNER TO SAID 0.3178 ACRE TRACT, THE HEREIN DESCRIBED TRACT, THE NORTHWEST CORNER TO SAID TRACT TWO, IN THE EAST RIGHT-OF-WAY LINE OF THAT AFOREMENTIONED MEYER STREET; FROM WHICH A 5/8 IRON ROD FOUND BEARING SOUTH 47 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 0.50 FEET;

THENCE NORTH 10 DEGREES 55 MINUTES AND 52 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 9223 FEET TO THE POINT OF BEGINNING AND

CONTAINING 03178 ACRE(13,843 SQUARE FEET) OF LAND, MORE OR LESS; together with all buildings and other improvements thereon and hereafter placed thereon, and all fixtures, materials, equipment, apparatus, furniture, furnishings and other property, real and personal, now or hereafter installed or used on the above-described property or the improvements thereon, including, but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking and air-conditioning equipment, fixtures and appurtenances, window screens, window shades, Venetian blinds, awnings, drapes, rugs, and other floor coverings and shrubbery and other chattels and personal property used or furnished in connection with the operation, use and enjoyment of the above-described property and the improvements thereon, and all renewals, replacements and substitutions thereof and additions thereto, all of which said property and fixtures shall be deemed to be a part of and affixed to the above described real property; all rents, revenues, income and profits arising from any part of the above-described property and the use thereof, including all rents, revenues, bonus money, royalties, rights and benefits accruing to Grantors under all present and future oil, gas and mineral leases on any part of the above-described property; all rights, title and interest of Grantors in and to any utility capacities and wastewater reservations relating to any part of the above-described property; all rights, title and interest of Grantors in and to any and all Wastewater Capacity Reservations of any kind or character, if any, covering the Land or Improvements, issued or which may be issued by any governmental agencies having jurisdictions thereof, and all other rights relating to sewage treatment capacity, water capacity and utilities servicing the Land or Improvements (said rights described in this subparagraph being collectively sometimes called "Utilities Rights") and all rights, title and interest of Grantors in and to any permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with said real property; and all the estate, right, title and interest of every nature whatsoever of the Grantors in and to all of the foregoing and every part and parcel thereof and insofar as such Premises consists of equipment, inventory, fixtures, chattel paper, documents, instruments, accounts, contract rights, consumer goods, farm products, money, general intangibles, goods and any and all other personal property of any kind or character defined in and subject to the provisions of the Texas Uniform Commercial Code.

COLLATERAL:

Accounts, Chattel Paper, Inventory, Furniture, Fixtures, Equipment, Instruments including Promissory Notes, Investment Property Documents, Deposit accounts, Debtor's claim for interference with contract against, Letter-of-Credit rights, General Intangibles, including payment intangibles and Supporting Obligations.

2026-024

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: February 22, 2023

Grantors: San Juana Rodriguez and husband, Filogonio Rodriguez Avalos; and Oscar Zenobio Rio aka Oscar Zenobio Rios

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded In: Deed of Trust dated February 22, 2023, executed by San Juana Rodriguez and husband, Filogonio Rodriguez Avalos; and Oscar Zenobio Rio aka Oscar Zenobio Rios recorded in Instrument #231059, Official Public Records of Austin County, Texas.

Legal Description:

All that certain 20.00 acre tract or parcel of land, being out of the Henry Matthews Survey, Abstract No. 264, Austin County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Being the same property described in Deed effective July 23, 2021, executed by Frank Luetz and wife, Marie Luise Luetz to Oscar Zenobio Rio and San Juana Rodriguez and husband, Filogonio Rodriguez-Avalos, recorded under Clerk's File No. 214519, Official Records of Austin County, Texas.

Secures: Adjustable-Rate Note ("Note") in the original principal amount of \$185,000.00, executed by San Juana Rodriguez ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, July 7, 2026

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

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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

FILED

2026 JUN 15 AM 10:48

[Signature]
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2026-025

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

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

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

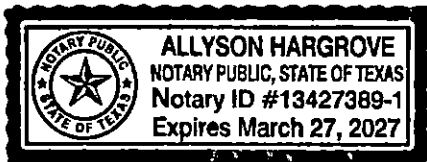
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

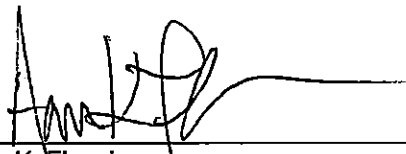
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.





Aaron K. Flencher
155 8th Street, Somerville, Texas 77879

STATE OF TEXAS)
COUNTY OF BURLESON)

This instrument was acknowledged before me on the 12 day of June 2026 by Aaron K. Flencher.



Notary Public, State of Texas

Wilkey Land Surveying
Austin, Texas 77733-5794
Telephone: 512-979-0219-3500

**FRANK LIETZ, ET UX
2100 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 2100 acres, situated in Austin County, Texas, being part of the Henry Macomber Survey, Abstract No. 264, and being a portion of a called 25,000 acre tract described in that deed dated April 19, 1916, from John A. Clark, III, to Frank Lietz, et ux, recorded in File No. 162732, Official Records of Austin County, Texas, said 2100 acre tract being more particularly described as follows:

BEGINNING at Road 1/4 inch iron rod at fence corner, lying in the East margin of North Loop Road (public right-of-way), marking a Northwest corner of the original called 2100 acre tract (hereafter referred to as "original tract"), marking the Southeast corner of the Linda Diana Stewart called 4.48 acre tract (File No. 143762, Official Records of Austin County, Texas), and marking a Northwest corner of the herein described tract;

THENCE departing said road margin, along the common boundary between the herein described tract and the Shagel tract, N 75deg 15min 24sec E, 500.00 ft., to a found 1/4 inch iron rod (top of fence corner); and, N 09deg 57min 72sec W, 344.65 ft., to a found 1/4 inch iron rod (approximately 3.38 ft. North of fence), lying in the South line of the Craig E. Wicks called 2.487 acre tract (File No. 083300, Official Records of Austin County, Texas), marking the Northeast corner of said Stewart tract, and marking a Northwest corner of the original tract and the herein described tract;

THENCE along a portion of the South line of said Wicks tract, with a North line of the original tract, N 80deg 01min 28sec E, at 925.38 ft. passing the South east corner of said Wicks tract, being South west corner of the Bullington Northern and Santa Fe Railroad right-of-way, and CONTINUING, now along said railroad right-of-way, for a LINEAL DISTANCE of 1000.48 ft., to a found 1/4 inch iron rod (approximately 1.8 ft. South west of said iron fence corner), marking a northeast corner of said railroad right-of-way, and marking the Northeast corner of the original tract and the herein described tract;


THENCE along said railroad right-of-way, with the Northeast line of the herein described tract, S 44deg 07min 36sec E, 801.39 ft., to a found 1/4 inch pipe iron rod (fence corner) marking the Northeast corner of the Kelly Ann Stapleton called 71.722 acre tract (File No. 131472, Official Records of Austin County, Texas), and marking the Southeast corner of the herein described tract;

THENCE along a portion of the North line of said Stapleton tract, with a South line of the herein described tract, S 76deg 14min 02sec W, 1171.54 ft., to a 1/4 inch iron rod, set for corner, marking the Southwest corner of a called 500 acre tract (surveyed this date), and marking a Southwest corner of the herein described tract;

THENCE along the common boundary between the herein described tract and the 500 acre tract (surveyed this date), N 09deg 57min 01sec W, 215.61 ft., to a 1/4 inch iron rod, set for corner; and, S 20deg 15min 24sec W, 784.10 ft., to a 1/4 inch iron rod, set for corner, lying in the East margin of the aforementioned North Loop Road, also lying in a West line of the original tract, marking the Northwest corner of the 500 acre tract (surveyed this date), and marking a Southwest corner of the herein described tract;

THENCE along the East margin of North Loop Road, with a West line of the herein described tract, N 09deg 57min 01sec W, 1100.00 ft., to the PLACE OF BEGINNING and containing 2100 acres of land.

September 17, 2018
W.O. #222-3052



Professional Land Surveyor No. 5915
This document is a part of this description.

EXHIBIT A

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 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 TRUSTEE(S) SALE

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

Being 3.00 acres of land, more or less, being out of and a part of the STEPHEN F. AUSTIN LEAGUE, A-6, AUSTIN COUNTY, TEXAS, and being out of a certain 9.042 acre tract of land described in a Release of Lien from Wallis State Bank to Gary W. and Michele A. English, recorded in Volume 689, Page 971, Official Records of Austin County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto;

TOGETHER WITH all of the right, title and interest, if any, of Grantors in and to any and all strips or gores of land abutting, bounding or which are adjacent or contiguous to or a part of said real property, whether or not those lands are owned or claimed by Deed, limitations or otherwise, and whether or not they are located inside or outside the property description as set out above, and all land adjacent to the above described property which is owned or claimed by Grantors, or to which Grantors are entitled, including, without limitation, land in any adjacent roadway or alleyway;

All machinery and fixtures, replacements thereof and additions thereto, inclusive of all heating and cooling appliances; all personal property and equipment, replacements thereof and additions thereto, inclusive of all furniture and furnishings; all partitions, lighting fixtures, dynamos, window screens and shades, drapes, rugs and other floor coverings, awnings, motors, boilers, furnaces, pipes, plumbing, sprinkler systems, fire extinguishing apparatus and systems, water tanks, and electric machinery and the like, and future replacements, betterments, substitutions and additions thereto; all located in and about the improvements situated upon the hereinabove described land and used in the operation and management of the land and premises regardless of the manner in which the same are or are not attached to the land;

TOGETHER WITH all buildings and improvements thereon and hereafter placed thereon; all water rights, claims, permits, easements, all rights and obligations of applicable government programs and cooperative or association memberships, appurtenances, servitudes, rights, ways, privileges, ~~prescriptions~~ ^{prescriptions} and advantages

2026 JUN 15 PM 2: 20


COUNTY CLERK
AUSTIN COUNTY, TEXAS

Page 1 of 4

2026-026

thereunto belonging or in anywise appertaining, hereinafter called the "Mortgaged Premises".

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust ("Deed of Trust"):

Dated: October 30, 2015

Grantor: Luis D. Sanchez and spouse, Norma Sanchez

Lender: The First National Bank of Anderson

Recording Information: Recorded on November 3, 2015, as Instrument Number 154448 in the Official Public Records of Austin County, Texas.

Secures: Promissory Note in the original principal amount of \$272,000.00 dated October 30, 2015, executed by Luis D. Sanchez and spouse, Norma Sanchez ("Borrower") and payable to the order of The First National Bank of Anderson ("Lender") as modified, renewed, and/or rearranged by Modification, Renewal, and Rearrangement of Real Estate Note and Lien in the sum of \$226,469.80 dated October 28, 2022, executed by Borrower and payable to the order of Lender (collectively referred to herein as the "Note").

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

Date: July 7, 2026

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: At the foyer of the Austin County Courthouse located at 1 East Main Street, Bellville, Texas 77418, or as designated by the County Commissioner's Court pursuant to section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee(s) under the Deed of Trust 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.

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 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 encouraged 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(s) 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(s) reserve 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(s).

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 Deed of Trust executed by Luis D. Sanchez and spouse, Norma Sanchez.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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

2026-026

Questions concerning the sale may be directed to the undersigned.

Dated: June 16, 2026

/s/ Melissa S. Koelsch

Melissa Spinn Koelsch, Substitute Trustee
West, Webb, Allbritton & Gentry, P.C.
1515 Emerald Plaza
College Station, Texas 77845
Telephone: (979) 694-7000
Facsimile: (979) 694-8000

"EXHIBIT A"

All that certain tract or parcel of land situated in Austin County, Texas in the Stephen F. Austin League, Abstract No. 6, and being part of a certain 9.042 acre tract of land described in a Release of Lien from the Wallis State Bank to Gary W. and Michele A. English and recorded in Volume 639, Pages 969 to 971 of the Official Records of Austin County, Texas. And being more particularly described as follows;

Beginning at a 1/2 inch iron pin found for the northeast corner of the said English 9.042 acre tract of land in the west right of way line of State Highway 36. This point also being the southeast corner of the Jones G. Finks 4.679 acre tract of land recorded in Volume 606, Page 392 of the Official Records of Austin County, Texas;

Thence, with the highway line, South 10° 36' 00" East for 179.16 feet to a 1/2 inch iron pin set for the southeast corner of this 3.000 acre tract of land and the northeast corner of a 1.521 acre tract of land called Tract A, this day also surveyed;

Thence, with the common line between this 3.000 acre tract of land, and the said 1.521 acre tract of land, South 79° 02' 00" West for 729.41 feet to a 1/2 inch iron pin set for the southwest corner of this 3.000 acre tract of land and the northwest corner of the said 1.521 acre tract of land in the east line of the Jones G. Finks, Inc., 17.391 acre tract of land recorded in Volume 553, Page 416 of the Official Records of Austin County, Texas;

Thence, with the common line between the English and Finks, Inc., tracts of land, North 10° 58' 00" West for 179.16 feet to a 1/2 inch iron pin found for the northwest corner of this 3.000 acre tract of land and the northwest corner of the English 9.042 acre tract of land. This point also being the southwest corner of the Jones G. Finks 4.679 acre tract of land;

Thence with the common line between the English and Finks tracts of land, North 10° 58' 00" East for 729.41 feet to the place of beginning and containing 3.000 acres of land.

The bearings recited herein are based on the north line of the English 9.042 acre tract of land.



Surveyed March 12, 1994

Frank W. Hluchan

Frank W. Hluchan
Registered Professional Land Surveyor
No. 1769

Instrument # 154448
11/3/2015 10:15 AM

STATE OF TEXAS COUNTY OF AUSTIN
I certify that this instrument was filed on the
date and time stamped by me and was recorded in the
Official Public Records of Austin County, Texas.

Carrie Gresser, County Clerk
Austin County, Texas

By:

Kllga

2026-026