

Notice of Substitute Trustee Sale

F25-00300 TX
94488.00001

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.

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

Date: **04/07/2026**
Time: The sale will begin no earlier than **01:00PM** or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM. (**Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.**)
Place: **McCulloch** County, TX at the following location: **The courthouse steps at the front door, which is the south door of the McCulloch County Courthouse, Brady, TX.** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description: See Exhibit "A"
Personal Property Description: See Exhibit "B"

APN: 21470 & 21471

Commonly known as: 300 N. Bridge Street, Brady, TX 76825

POSTED

FEB 27 2026

Christine A. Jones
McCulloch, County Clerk

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Rents, dated 11/16/2022 (the "Deed of Trust") and recorded in the office of the County Clerk of McCulloch County, Texas, recorded on 11/18/2022 as Document No. 56534 of the Real Property Records of McCulloch County, Texas.

Trustor(s):	FULTON MERCER CORPORATION, a Texas corporation	Original Beneficiary:	GRASSHOPPER BANK
Current Beneficiary:	GRASSHOPPER BANK	Loan Servicer:	GRASSHOPPER BANK
Current Substituted Trustees:	T. Reynolds Rossington, Martha Rossington, Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza, Kevin Key, Michele Sanders or Cherie Maples		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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. 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 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 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.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in Exhibit B attached. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. 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.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$671,000.00, executed by FULTON MERCER CORPORATION, a Texas corporation, and payable to the order of GRASSHOPPER BANK; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of FULTON MERCER CORPORATION, a Texas corporation. GRASSHOPPER BANK is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

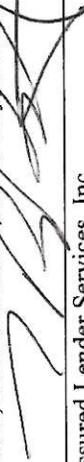
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

GRASSHOPPER BANK
915 Broadway, 7th Floor
New York, NY 10010
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 2-27-2026

T. Reynolds Rossington, Martha Rossington, Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza, Kevin Kcy, Michele Sanders or Cherie Maples


Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT "A"

Legal Description

Tract 1: Being a 0.46 acre, more or less, tract of land situated in McCulloch County, Texas and located in the Fulcher Addition to the City of Brady recorded in Volume 27, Page 320 of the McCulloch County Deed Records; subject tract being Lot No. 1 and the North one-half of Lot No. 4, both in Block No. 1 of the said Fulcher Addition and conveyed in a Warranty Deed from Gartman's Butane Company, Inc. to Heritage Funeral Homes of Texas, Inc., dated March 22, 2010 and recorded in Volume 394, Page 258 of the McCulloch County Official Public Records and the South one-half of said Lot No. 4 in Block No. 1 of the said Fulcher Addition and conveyed in a Warranty Deed from Cynthia Lynn Meyer to Heritage Funeral Homes of Texas, Inc. dated March 23, 2011 and recorded in Volume 401, Page 728 of the said Official Public Records; and more particularly described as follows:

Beginning at a 3/8-inch iron rod set for the Northwest corner of said Lot No. 1 and the Northwest corner of said Block No. 1, said point located at the intersection of the South margin of E. Richards Street and the East margin of N. Blackburn Street and being the Northwest corner hereof;

Thence North 89° 56' 54" East, 1 00.0' with the North line of said Lot No. 1 in Block No. 1 and the South margin of said E. Richards Street, to a 3/8-inch iron rod set for the Northeast corner of said Lot No. 1 and the Northwest corner of Lot No. 2 identified in Earnest Money Contract and Contract of Sale from Ronnie Beckett to Betty Powell dated January 14, 2012, filed January 17, 2012 and recorded in Volume 407, Page 668 of said Official Public Records, and also being the Northeast corner hereof;

Thence South 00° 01' 50" West, 200.0' with the West line of said Lot No.2, the West line of Lot No.3 (also identified in said Volume 407, Page 668) and the East line of said Lots Nos. 1 and 4, to a calculated point in the North line of E. Lockhart Street and the South line of said Block No. 1, for the Southwest corner of said Lot No.3, the Southeast corner of said Lot No.4 and the Southeast corner hereof, from which a 2 1/2-inch pipe fence corner post found in a concrete base bears South 52° 27' West, 0.6' and the Southwest corner of a leaning brick pillar found bears South 16° 37' West. 2.5';

Thence North 89° 56' 54" West, 100.0' with the South line of said Lot. No.4, the South line of said Block No. and the North margin of said E. Lockhart Street, to a 3/8-inch iron rod set for the Southwest corner of said Block No. 1, the Southwest corner of said Lot. No. 4, the Southwest corner hereof and located at the intersection of the North margin of said E. Lockhart Street and the East margin of said N. Blackburn Street;

Thence North 00° 01' 50" East, 200.0' with the West line of said Block No. 1 and the West lines of said Lots Nos. 4 and 1, to the place of beginning and containing 0.46 acres of land, more or less.

EXHIBIT "A"

Legal Description Continued

Tract 2: Being a 0.92 acre, more or less, tract of land situated in McCulloch County, Texas and located in the Fulcher Addition to the City of Brady recorded in Volume 27, Page 320 of the McCulloch County Deed Records; subject tract being Lots Nos. 1, 2, 3 and 4 in Block No. 6 of the said Fulcher Addition and conveyed in a General Warranty Deed from Ronnie N. Holloway and wife, Lydia K. Holloway, to Heritage Funeral Homes of Texas, Inc., dated February 15, 2013 and recorded in Volume 415, Page 699 of the McCulloch County Official Public Records; and more particularly described as follows:

Beginning at a 3/8-inch iron rod set for the Northeast corner of said Lot No. 2 and the Northeast corner of said Block No. 6, said point located at the intersection of the South margin of E. Richards Street and the West margin of N. Blackburn Street;

Thence South 00° 01' 50" West, 200.0' with the East line of said Block No. 6, the East line of Lots Nos. 2 and 3 and the West margin of said N. Blackburn Street, to a PK nail set in concrete, for the Southeast corner of said Lot No. 2 and the Southeast corner of said Block No. 6, said point located at the intersection of the West margin of said N. Blackburn Street and the North margin of E. Lockhart Street;

Thence North 89° 56' 54" West, 200.0' with the South line of said Lot No. 3, the South line of Lot No. 4 and the North margin of said E. Lockhart Street and the South line of said Block No.6, to a calculated point in the East margin of Bridge Street (also known as U. S. Highway No. 377 currently under reconstruction) for the Southwest corner of said Lot No. 4, from which a PK nail set for witness in an exposed tree root, bears South 89° 56' 54" East, 4.05';

Thence North 00° 01' 50" East, 200.0' with the East margin of said Bridge Street, the West line of said Lot No. 4 and the West line of Lot No. 1, to a calculated point in the said construction area for the Northwest corner of said Lot No. 1 and located at the intersection of the East margin of said Bridge Street and the South margin of said E. Richards Street, from which a drill hole in concrete for witness, bears South 89° 56' 54" East, 9.4';

Thence South 89° 56' 54" East, 200.6' with the North line of said Lot No. 1 and said Lot No. 2, the North line of said Block No. 6 and the South margin of said E. Richards Street, to the place of beginning and containing 0.92 acres of land, more or less.

EXHIBIT "B"
PERSONAL PROPERTY DESCRIPTION

- (a) the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all of the easements, rights of way, privileges, hereditaments, strips and gores, streets, alleys, passages, ways, waters, watercourses, rights and appurtenances thereunto belonging or appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of Grantor therein and in the streets and ways adjacent thereto, either in law or in equity (collectively, the "Land");

- (b) the structures or buildings, and all additions and improvements thereto, now or thereafter erected upon the Land, including all building materials and Fixtures (hereinafter defined) now or hereafter forming a part of said structures or buildings, or delivered to the Land and intended to be installed in such structures or buildings (collectively the "Improvements");

- (c) all systems, devices, machinery, apparatus, equipment, fittings, appliances and fixtures of every kind and nature whatsoever located on the Land or the Improvements, including, but not limited to, all electrical, anti-pollution, heating, lighting, laundry, incinerating, power, air-conditioning, plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, communication, garage and cooking systems, devices, machinery, apparatus, equipment, fittings, appliances and fixtures, and all engines, pipes, pumps, tanks, motors, conduits, ducts, compressors and switchboards, and all storm doors and windows, dishwashers, attached cabinets and partitions not included in the Improvements, but including any such systems, devices, machinery, apparatus, equipment, fittings, appliances and fixtures belonging to any tenant of the Land or Improvements unless they are necessary to the operation of the Improvements (collectively, the "Fixtures");

- (d) all articles of personal property of every kind and nature whatsoever, including, but not limited to, all shades, awnings, screens, furniture and carpets, now or hereafter affixed to, attached to, placed upon, used or usable in any way in connection with the use, enjoyment, occupancy or operation (including the planning, development and financing) of the Land or Improvements, but excluding any such articles of personal property belonging to any tenant of the Land or Improvements unless it is necessary to the operation of the Improvements (collectively, the "Personal Property");

EXHIBIT "B"
PERSONAL PROPERTY DESCRIPTION

- (e) all leases of the Land, Improvements and Personal Property, or any part thereof, now or hereafter entered into, and all right, title and interest of Grantor thereunder, including cash or securities deposited thereunder to secure performance by the tenants of their obligations, and, including further, the right to receive and collect the rents thereunder (collectively, the "Leases");
- (f) all revenues, income, rents, issues and profits of any of the Land, Improvements, Personal Property or Leases (collectively, the "Rents");
- (g) all proceeds from the conversion, whether voluntary or involuntary, of any part of the Land, Improvements or Personal Property into cash or liquidated claims, including insurance proceeds, insurance premium refunds and condemnation awards;
- (h) all contracts and subcontracts relating to the Land or Improvements and all permits, licenses, franchises, certificates and other rights and privileges obtained in connection with the Land or Improvements (collectively, the "Contracts"); and
- (i) all funds, accounts, contract rights, instruments, documents, general intangibles (including fictitious, trade and other names, trademarks and symbols used in connection with the Land or Improvements, whether registered or not), and notes and chattel paper arising from or by virtue of any transaction relating to the Land or Improvements or generated from business operations conducted thereon (collectively, the "Intangibles");