

Notice of Foreclosure Sale

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

All that property described in Exhibit "A", 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 July 1, 2010, executed by FAI Stephenville Partners, LTD and Brownwood Market Place, Ltd., and recorded in Instrument #201004563 of the Official Public Records of Erath County, Texas, and deed of trust dated July 1, 2010, executed by FAI Stephenville Partners, LTD and Brownwood Market Place, Ltd., and recorded in Volume 1784, Page 693 of the Official Public Records of Brown County, Texas

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

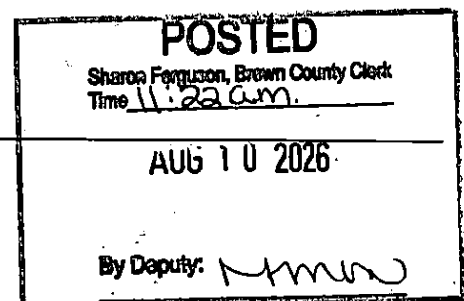
Date: September 1, 2026

Time: The sale will begin no earlier than 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: The South Broadway porch of the Brown County Courthouse, or, if the preceding area is no longer the area designated by the Brown County Commissioner's Court, at the place most recently designated by the Brown County Commissioner's Court as the area at the Courthouse where the sales are to take place in Brown County, Texas, in the City of Brownwood, Brown County, Texas.

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 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 refileing 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 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 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.

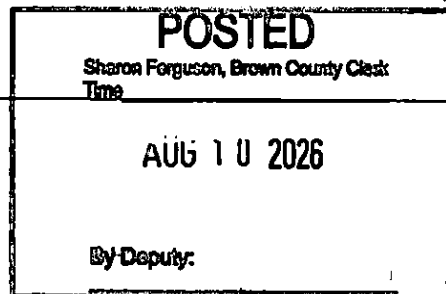
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation 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.

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 FAI Stephenville Partners, LTD and Brownwood Market Place, Ltd..

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note dated April 10, 2025 in the original principal sum of \$292,873.72 executed by FAI Stephenville Partners, Ltd., payable to the order of TEXASBANK; (b) the promissory note dated April 10, 2025 in the original principal sum of \$174,281.62 executed by FAI Stephenville Partners, Ltd.; (c) the promissory note dated April 10, 2025 in the original principal sum of \$480,331.12 executed by Brownwood Market Place, LTD; (d) the promissory note dated April 10, 2025 in the original principal sum of \$269,205.78 executed by Brownwood Market Place, LTD.; and (e) all renewals and extensions of the note. TEXASBANK is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned at 207 N. Fisk, Brownwood Texas 76801 or to the beneficiary, TEXASBANK at 400 Fisk Avenue, Brownwood Texas 76801.



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

8. **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 August 10, 2026.



SCOTT A. MORELOCK
207 N. Fisk Ave.
Brownwood, TX 76801
325-646-9795 - Telephone
325-646-7855 - Telecopy

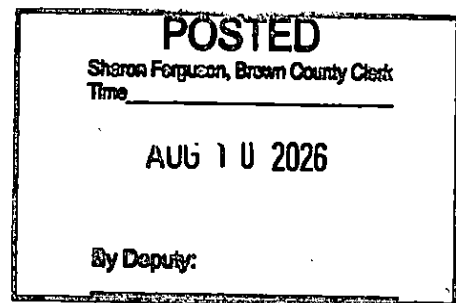


Exhibit "A"
Page One of One

Tract 1:

Field note description of a 1.976 acre tract of land being part of that 6.851 acre tract conveyed from Holly Chevrolet Company and Holley & Taylor, Inc. to Brownwood Market Place, L.C. by deed recorded in Volume 1496, Page 371 of the Real Property Records of Brown County, Texas, said 1.976 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found as the Southeast corner of Market Place Addition, Block 3, according to the plat of which is recorded in Volume 4, Page 387 of the Plat Records of Brown County, Texas being in the East line of Market Place Blvd. and also being in the West line of the herein described tract;

THENCE, North 01 degrees 29 minutes 34 seconds West, 375.00 feet with the East line of said Market Place Blvd. to an iron rod found as the Southwest corner of Lot 2 of said Block 3 for the Northwest corner hereof;

THENCE, with the South line of said Lot 2, North 88 degrees 30 minutes 26 seconds East, 137.61 feet to a point in the centerline of slough for the Northeast corner hereof;

THENCE, along said centerline, South 23 degrees 01 minutes 51 seconds East 34.10 feet to point for angle, South 31 degrees 48 minutes 23 seconds East 101.67 feet to point for angle and South 32 degrees 29 minutes 34 seconds East, 199.59 feet to point for the Southeast corner hereof;

THENCE, South 43 degrees 35 minutes 29 seconds West, 137.20 feet to an iron rod found as Northern Southeast corner of that tract conveyed from Brownwood Market Place, L.C. to Landmark Life Insurance Company by deed recorded in Volume 1525, Page 546 of the Real Property Records of Brown County, Texas for an exterior corner hereof;

THENCE, along the common line with said Landmark Life Insurance Tract, North 45 degrees 54 minutes 30 seconds West 95.00 feet to an iron rod found as interior corner and South 43 degrees 35 minutes 29 seconds West, 198.56 feet to an iron rod set for the Southwest corner hereof;

THENCE, North 01 degrees 29 minutes 34 seconds West, 84.79 feet to the point of beginning and calculated to contain 1.976 acres therein.

Tract 2:

Lot 4, Block 1, FAI Addition, an Addition to the City of Stephenville, Erath County, Texas, according to the plat thereof recorded in Cabinet B, Slide 38, Plat Records of Erath County, Texas.

