

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 15, 2016 and recorded under Vol. 1539, Page 0858, or Clerk's File No. 1894, in the real property records of Washington County Texas, with Christopher Hall and Michelle Hall, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Wallick and Volk, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Christopher Hall and Michelle Hall, husband and wife securing payment of the indebtedness in the original principal amount of \$193,431.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Christopher Hall. PENNYMAC LOAN SERVICES, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 1.209 ACRES, SITUATED IN WASHINGTON COUNTY, TEXAS, BEING OUT OF THE J. COLE SURVEY, ABSTRACT NO. 32, BEING ALL OF LOT 10 AND A PORTION OF LOT 11 OF WOOD CREEK ESTATES, SECTION I (PLAT CABINET FILE NO. 156B-158A, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS), AND BEING ALL OR A PORTION OF A CALLED 1.207 ACRE TRACT DESCRIBED IN THAT DEED FROM TRENTON R. HALL, ET UX TO MICHAEL K. WEAVER, ET UX, DATED APRIL 8, 2010 AND RECORDED IN VOLUME 1337, PAGE 632, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 1.209 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 01/06/2026

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Washington County Courthouse, Texas at the following location: At the south entrance of the Washington County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



FILED AND RECORDED
2025 NOV 19 PM 12:51
WASHINGTON COUNTY CLERK

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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.

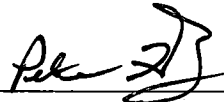
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Pete Florez,, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on November 7, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: 

Printed Name: Pete Florez

C&M No. 44-25-03758

EXHIBIT "A"

Blakey Land Surveying

4650 Wilhelm Lane
Burton, TX 77835-5794

Telephone/Fax 979-289-3900

MICHAEL K. WEAVER, ET UX
1.209 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 1.209 acres, situated in Washington County, Texas, being out of the J. Cole Survey, Abstract No. 32, being all of Lot 10 and a portion of Lot 11 of Wood Creek Estates, Section I (Plat Cabinet File No. 156B-158A, Plat Records of Washington County, Texas), and being all or a portion of a called 1.207 acre tract described in that deed from Trenton R. Hall, et ux to Michael K. Weaver, et ux, dated April 8, 2010 and recorded in Volume 1337, Page 632, Official Records of Washington County, Texas, said 1.209 acre tract being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod, lying in the Southeast margin of Wood Creek Road (public right-of-way), marking the North corner of the Cheryl Beckermann tract (Lot 9 of said Wood Creek Estates, Volume 1391, Page 1025, Official Records of Washington County, Texas), the West corner of the original tract called 1.207 acre tract (hereafter referred to as the "original tract"), and marking the West corner of the herein described tract;


THENCE along said road margin, with the Northwest line of the original tract, N 42deg 00min 00sec E (record bearing for the original tract, this line being the BASIS OF BEARING LINE for this survey), at 179.76 ft. passing a found 3/8 inch iron rod, marking the North corner of Lot 10, and the West corner of Lot 11, and **CONTINUING** for TOTAL DISTANCE of 189.61 ft., to a found 3/8 inch iron rod, marking the Northwest corner of the William H. Holzer, et ux called 1.338 acre tract (Portion of Lot 11 of said Wood Creek Estates, Volume 863, Page 325, Official Records of Washington County, Texas), the North corner of the original tract, and marking the North corner of the herein described tract;

THENCE departing said road margin, along the Southwest line of said Holzer tract, with the Northeast line of the herein described tract, S 39deg 43min 44sec E, 281.85 ft., to a point for corner, lying in the Northwest line of the David C. Feldmann, et ux tract (Lot 2 of said Wood Creek Estates, Volume 700, Page 603, Official Records of Washington County, Texas), marking the South corner of the said Holzer tract, the East corner of the original tract, and marking the East corner of the herein described tract (a found 1/2 inch iron rod bears N 55deg 13min W, 1.29 ft. from this point for reference);

THENCE along a portion of the Northwest line of said Feldmann tract, also along the Northwest line of Lot 3A and a portion of the Northwest line of Lot 4A of said Wood Creek Estates (Replat of Lot 3 and Lot 4 of Wood Creek Estates, Section I, Plat Cabinet File No. 339A, Plat Records of Washington County, Texas), with the Southeast line of the original tract, S 46deg 55min 07sec W, 197.82 ft., to a found 1/2 inch iron rod, marking the East corner of the aforementioned Beckermann tract (Lot 9), the South corner of the original tract, and marking the South corner of the herein described tract;

THENCE along the Northeast line of said Beckermann tract (Lot 9), with the Southwest line of the original tract, N 37deg 36min 38sec W, 266.32 ft., to the **PLACE OF BEGINNING** and containing 1.209 acres of land.

March 23, 2016
W.O# 2015-2342



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 03/16/2021
Grantor(s): RYAN ROESKE AND GENNA ROESKE, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$214,051.00
Recording Information: Book 1767 Page 345-363 Instrument 1771
Property County: Washington
Property: (See Attached Exhibit "A")
Reported Address: 4113 HILLTOP ACRES LN, BRENHAM, TX 77833-9255

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

FILED AND RECORDED
2025 NOV 20 PM 3:07
WASHINGTON COUNTY CLERK

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of January, 2026
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Washington County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Washington County Commissioner's Court, at the area most recently designated by the Washington County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Pete Florez whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 11-20-25 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Washington County Clerk and caused it to be posted at the location directed by the Washington County Commissioners Court.

By: Pete Florez

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, BEING LOT 13, HILLTOP ACRES, A SUBDIVISION RECORDED IN PLAT CABINET FILE NOS. 176A-B AND 177A-B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: June 14, 2024

Grantor: Joyce Marie Krenek, Trustee of the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust dated May 2, 2011, under the provisions of a Trust Agreement

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Document #2024-3630, Official Records of Washington County, Texas.

Legal Description:

All that certain tract or parcel of land, containing 2.548 acres, more or less, out of the John Carrington Survey, A-120, City of Brenham, Washington County, Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Being part of the same property described in Deed dated December 28, 1994, executed by Myrtle Kuhn to Perry L. Thomas, III and wife, Betty Thomas and Alvin Krenek and wife, Joyce Krenek, recorded in Volume 761, Page 586, Official Records of Washington County, Texas.

Being part of the same property described in Partition Deed dated July 21, 1995, executed by and between Perry L. Thomas, III and wife, Betty Thomas and Alvin Krenek and wife, Joyce Krenek, recorded in Volume 792, Page 344, Official Records of Washington County, Texas.

Being part of the same property described in Deed dated May 2, 2011, executed by Alvin John Krenek aka Alvin Krenek and Joyce Marie Krenek aka Joyce Krenek, husband and wife, to Alvin John Krenek aka Alvin Krenek and Joyce Marie Krenek aka Joyce M. Krenek, Co-Trustees of the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust, recorded in Volume 1382, Page 368, Official Records of Washington County, Texas.

The Real Property or its address is commonly known as 32 Kuhn Lane, Brenham, Texas 77833. The Real Property tax identification number is out of R46442.

FILED AND RECORDED
2025 DEC 10 PM 1:02
WASHINGTON COUNTY CLERK

Secures: Promissory Note ("Note") in the original principal amount of \$135,520.04, executed by Joyce Krenek, President. Julie Krenek Shows, Secretary/Treasurer, and Steven Charles Gerik, Vice President, all of Krenek's Tractor Repair & Wrecker Service Corporation, a Texas corporation ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, January 6, 2025

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: Washington County Courthouse
100 East Main Street
Brenham, Texas 77833

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.

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.

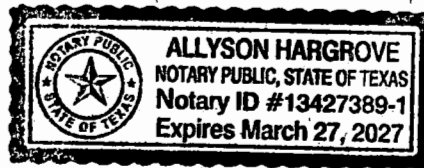
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.

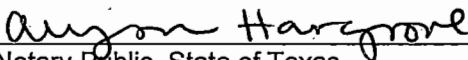


Aaron K. Flencher
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS)
COUNTY OF BURLESON)



This instrument was acknowledged before me on the 9 day of December 2025 by Aaron K. Flencher.



Notary Public, State of Texas

LAMPS SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
Tomball, Texas 77454
P.O. Box 10077 • 102 West Main Street
Houston, Texas 77244-0777
(713) 666-6677 • Fax (713) 666-1177

51212

7/28/2018 11:58 AM

• 2014/2015: 60% 0-100%

ALVIN KERNER AND SON'S
HARDWARE SUPPLY CO. INC.
TRADE PLANT MAT 4 2011

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VALUES

THE UNIVERSITY OF CHICAGO

All that certain tract or parcel of land, lying on & being situated in the City of Danbury, Washington County, D.C., in the John Clark (also known as J. C.) tract, a portion of the Rose Hill School at 19241 Street in the second Precinct of the Thurgood Marshall, is set to Allen Kinnick and wife, Doris Kinnick, dated July 14, 1933, recorded in Volume 72, Page 54, Official Records of Washington County, Thurgood Marshall, D.C., and being more fully described by name and to which is referred, and it is

SECTIONS of a concrete highway segment (bridge) fixed at the intersection of San Jose Airport of State Highway 91 (Hwy. 91, N.E.C. 12) with the north portion of State Road, a county maintained road, below the intersection is located and of said segment tract.

[illegible][illegible][illegible]

Reference is hereby made to a document part of a subject file, but which was not found with the subject in the "Lampson Survey". Records not found and this item therefore the System of UN Chair. This is subject to GFD's services.

I, John D. Lampy, Regional Director of Social Security No. 5319 at the State of Texas do hereby certify that the foregoing accurately represent the facts as far as the record supports the foregoing statement.

Printed by the Government of India



Handwritten: 1725 N. 5th
Lump Spring Rd.

Being part of the same property described in deed dated May 5, 2011, executed by Alvin John Krenzke (also known as Alvin Krenzke) and Joyce Marie Krenzke (also known as Joyce Krenzke), husband and wife, to Alvin John Krenzke (also known as Alvin Krenzke) and Joyce Marie Krenzke (also known as Joyce Krenzke), co-trustees of the Alvin John Krenzke and Joyce Marie Krenzke Revocable Living Trust, recorded in Volume 1382, Page 368, Official Records of Washington County, Texas.

Real Estate Lien Note
CSB\20431\FINALS_Krenak Tractor

Page 5
Initials

06/28/2024 9:24 A.M.

Page 10 of 10

STATE OF TEXAS COUNTY OF WASHINGTON
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED in the OFFICIAL RECORDS of
Washington County, Texas as stamped hereon above line.

BETH A. ROTHERMEL, COUNTY CLERK



2024-3530



Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: September 27, 2017

Grantor: Joyce Marie Krenek, Trustee of the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust and any other trust resulting or derived therefrom including, but not limited to, the Joyce Marie Krenek Revocable Trust, the Krenek Marital Trust and the Krenek Family Trust

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Volume 1602, Page 106, Official Records of Washington County, Texas.

Legal Description: **SEE EXHIBIT "A" attached hereto and made a part hereof.**

Being part of the same property described in Deed dated December 28, 1994, executed by Myrtle Kuhn to Perry L. Thomas, III and wife, Betty Thomas and Alvin Krenek and wife, Joyce Krenek, recorded in Volume 761, Page 586, Official Records of Washington County, Texas.

Being part of the same property described in Partition Deed dated July 21, 1995, executed by and between Perry L. Thomas, III and wife, Betty Thomas and Alvin Krenek and wife, Joyce Krenek, recorded in Volume 792, Page 344, Official Records of Washington County, Texas.

Being part of the same property described in Deed dated May 2, 2011, executed by Alvin John Krenek aka Alvin Krenek and Joyce Marie Krenek aka Joyce Krenek, husband and wife, to Alvin John Krenek aka Alvin Krenek and Joyce Marie Krenek aka Joyce M. Krenek, Co-Trustees of the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust, recorded in Volume 1382, Page 368, Official Records of Washington County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$247,500.00, executed by Joyce Krenek, President of Krenek's Tractor Repair & Wrecker Service Corporation, a Texas corporation ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, January 6, 2025

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: Washington County Courthouse
100 East Main Street, Brenham, Texas 77833

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 AND RECORDED
2025 DEC 03 PM 1:02
WASHINGTON COUNTY CLERK

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.

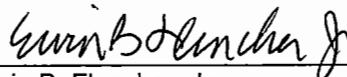
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

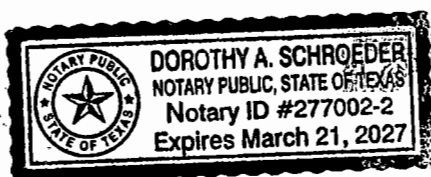
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.


Ervin B. Flencher, Jr.
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS)
COUNTY OF BURLESON)

This instrument was acknowledged before me on the 8th day of December, 2025 by Ervin B. Flencher, Jr.





Dorothy A. Schroeder
Notary Public, State of Texas

Exhibit "A"

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
Texas Licensed Surveying Firm No. 10040700
P. O. Box 2007 - 1406 West 14th Street
Brenham, Texas 77834-0207
(979) 836-6677 - Fax (979) 836-1177

3187-17

STATE OF TEXAS SURVEYOR'S DESCRIPTION ALVIN JOHN KRENEK AND JOYCE
COUNTY OF WASHINGTON 2.540 ACRES MARIE KRENEK REVOCABLE LIVING
TRUST DATED MAY 2, 2011

All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas in the John Campbell Survey, A-120, being a portion of the same had described as 19.643 acres in a deed from Perry Lee Thomas, III, et ux to Alvin Krenek and wife, Joyce Krenek, dated May 21, 1993, recorded in Volume 799, Page 344, Official Records of Washington County, Texas (799/344, O.R.W.C., Tex.), and being more fully described by words and bounds as follows, to wit:

BEGBARING: at a concrete highway monument (vicker) found at the intersection of the west margin of State Highway 36 (242539, I.L.R.W.C., Tex.) with the north margin of Kuhn Lane, a closely maintained road, being the southeast corner heretofore and of said original tract;

THENCE along the north margin of Kuhn Lane, South 77 degrees 22 minutes 07 seconds West, 179.37 feet to the southeast corner heretofore, being the southeast corner of a Perry Lee Thomas, III tract called 19.637 acres (797/343, O.R.W.C., Tex.), a 1/2" iron rod found by reference bears North 15 degrees 51 minutes 33 seconds West, 3.44 feet;

THENCE along an easeline of said Thomas tract and then through said original tract, as follows:
North 15 degrees 31 minutes 34 seconds West, 257.70 feet to a 1/2" iron rod found at a fence corner for the most easterly northeast corner of said Thomas tract, being an interior corner of said original tract;
North 15 degrees 05 minutes 41 seconds West, 153.67 feet to a 1/2" iron rod set at a corner to the fence corner for the northwest corner of this tract and
North 75 degrees 15 minutes 32 seconds East, 170.11 feet to a 1/2" iron rod set on the west margin of State Highway 36 for the northeast corner of this tract;

THENCE along the west margin of said Highway, as follows:
South 12 degrees 51 minutes 58 seconds East, 428.64 feet to a concrete highway monument found; and
South 15 degrees 54 minutes 53 seconds East, 466.70 feet to the PLACE OF BEGINNING and containing 2.540 ACRES of land, more or less.

Reference is hereby made to a schematic plat of the subject tract.
Iron rods are are fixed with plastic cap stamped "Lampe Surveying".
Bearings are based on the Texas Coordinate System of 1981 Central Zone as obtained by GPS observations.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5129 of the State of Texas, do hereby certify that this description accurately represents the results of an on the ground survey made under my direction.

Dated this 18th day of July, 2017.

MMK:ML
3187-17



Matt D. Lampe
R.L.S. No. 5129
Lampe Surveying, Inc.

Being part of this same property described in deed dated May 5, 2011, executed by Alvin John Krenek (also known as Alvin Krenek) and Joyce Marie Krenek (also known as Joyce Krenek), husband and wife, to Alvin John Krenek (also known as Alvin Krenek) and Joyce Marie Krenek (also known as Joyce M. Krenek), co-trustees of the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust, recorded in Volume 1382, Page 368, Official Records of Washington County, Texas.

Our Case No. 25-07080-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF WASHINGTON

Deed of Trust Date:
June 26, 2014

Property address:
203 N DRUMM
BRENHAM, TX 77833

FILED AND RECORDED
2025 DEC 11 PM 4:07
WASHINGTON COUNTY CLERK

Grantor(s)/Mortgagor(s):
PETRA M. RODRIGUEZ

LEGAL DESCRIPTION: All that certain lot or parcel of land, lying and being situated in Washington County, Texas, being Lot Fifteen (15), Section Two (2), of Meadow Park Subdivision, as shown on plat recorded in Plat Cabinet File No. 114A-B and 115A, Plat Records of Washington County, Texas.

Original Mortgagee:
THE UNITED STATES OF AMERICA ACTING THROUGH
THE RURAL HOUSING SERVICE, OR SUCCESSOR
AGENCY, UNITED STATES DEPARTMENT OF
AGRICULTURE

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Date of Sale: JANUARY 6, 2026

Property County: WASHINGTON

Original Trustee: FRANCISCO VALENTIN, JR.

Recorded on: June 26, 2014
As Clerk's File No.: 3311

Mortgage Servicer:
UNITED STATES OF AMERICA, ACTING THROUGH THE
RURAL HOUSING SERVICE, ITS SUCCESSORS AND
ASSIGNS, UNITED STATES DEPARTMENT OF
AGRICULTURE

Substitute Trustee:
Enrique Florez, Pete Florez, Marinosci Law Group PC,
Resolve Trustee Services, LLC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Enrique Florez, Pete Florez, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 6, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Washington County Courthouse, 100 E. Main, Brenham, TX 77833 as designated by the Commissioners' Court, of said county pursuant to Section 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 was posted.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND, 12/8/25

MARINOSCI LAW GROUP, P.C.

By: [Signature]

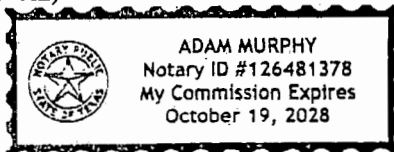
**SAMMY HOODA
MANAGING ATTORNEY**

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 8 day of DEC 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam Murphy
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING
THROUGH THE RURAL HOUSING SERVICE,
ITS SUCCESSORS AND ASSIGNS, UNITED
STATES DEPARTMENT OF AGRICULTURE
3775 VENTURE DRIVE
DULUTH, GA 30096
Our File No. 25-07080

Return to:

MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 08/31/2022
Grantor(s): CHRISTOPHER KOKEMOR AND KRISTINE KOKEMOR, HUSBAND AND WIFE.
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR T2 FINANCIAL LLC DBA/REVOLUTION MORTGAGE INVESTMENTS SUCCESSORS AND ASSIGNS
Original Principal: \$289,656.00
Recording Information: Book 1857 Page 704 Instrument 6651
Property County: Washington
Property: (See Attached Exhibit "A")
Reported Address: 9855 LAKE FOREST CIR, BRENHAM, TX 77833-7364

FILED AND RECORDED
2025 DEC 15 PM 3:20
WASHINGTON COUNTY CLERK

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of January, 2026
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Washington County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Washington County Commissioner's Court, at the area most recently designated by the Washington County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Pete Florez whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 12-15-25 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Washington County Clerk and caused it to be posted at the location directed by the Washington County Commissioners Court.

By: 

Exhibit "A"

LOTS 49 AND 50, LAKE FOREST SUBDIVISION, LOCATED IN THE B. L. HANKS LEAGUE, ABSTRACT NO. 53, WASHINGTON COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION ATTACHED TO INSTRUMENT, RECORDED IN VOLUME 302, PAGE 261 AND VOLUME 303, PAGE, 387, DEED RECORDS OF WASHINGTON COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254