

Our Case No. 24-06357-FC-2

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF WASHINGTON

Deed of Trust Date:
May 10, 2018

Property address:
1205 WEST CIRCLE
BRENHAM, TX 77833

FILED AND RECORDED
2026 JAN -2 PM 1:11

Grantor(s)/Mortgagor(s):
MICHAEL MATTHEW ROSS, A SINGLE MAN

LEGAL DESCRIPTION: All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas being Lot Seven (7), West Park Subdivision according to map and plat of said subdivision, as the same is recorded in Volume 3, Page 60-61, Map Records of Washington County, Texas, and re-indexed into Plat Cabinet File No. 120B and 121A, Plat Records of Washington County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
NFM, INC. DBA NFM LENDING, ITS SUCCESSORS AND
ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: MARCH 3, 2026

Property County: WASHINGTON

Original Trustee: ROBERT A. SCHLANGER

Recorded on: May 10, 2018
As Clerk's File No.: 20182990
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Xome Inc., Tejas Corporate Services, LLC, 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 Xome Inc., Tejas Corporate Services, LLC, 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, MARCH 3, 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 SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

PENNYMAC LOAN SERVICES, LLC, 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, 12-29-25

MARINOSCI LAW GROUP, P.C.

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

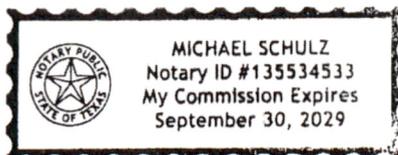
Before me, Michael Schulz, the undersigned officer, on this, the 29 day of DEC 2025, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being 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)

[Signature]

Notary Public for the State of TEXAS

My Commission Expires: 09-30-29
Michael Schulz
Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 24-06357

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

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: March 5, 2024

Grantors: Barry W. Larkin, Lynne H. Larkin, and Samuel W. Larkin, Directors for Glass-Mart, Inc., a Texas corporation

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Document #2024-1377 and as modified in Document #2025-4320, Official Records of Washington County, Texas.

Legal Description:

All that certain tract or parcel of land, lying and being situated in Washington County, Texas out of the S.M. Williams Survey, Abstract No. 109 and the H. Chriesman Survey, Abstract No. 24, containing 9.084 acres of land, more or less, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Being the same property described in Gift Deed dated September 16, 1975, executed by Minnie Schroeder to Dorothy Mae Brinkmeyer and Robert Brinkmeyer, recorded in Volume 339, Page 931, Deed Records of Washington County, Texas.

Being the same property described in Distribution Deed dated March 10, 2017, executed by Janis Gale Brinkmeyer and Michael Ray Brinkmeyer, Independent Executors of the Estate of Dorothy Mae Brinkmeyer, Deceased, appointed by the March 8, 2017 order of the court in Cause No. 455,170: In the Estate of Dorothy Mae Brinkmeyer, Deceased; In Probate Court 2 of Harris County, Texas; to Michael Ray Brinkmeyer and Janis Gale Brinkmeyer, recorded in Volume 1578, Page 083, Official Records of Washington County, Texas.

Being the same property described in Deed dated April 30, 2018, executed by Michael Ray Brinkmeyer, Diana L. Brinkmeyer and Janis Gale Brinkmeyer to Glass-Mart, Inc., recorded in Volume 1626, Page 902, Official Records of Washington County, Texas.

Secures: Promissory Note ("Note") of even date in the original principal amount of \$500,000.00, executed by Barry W. Larkin, Lynne H. Larkin, and Samuel W. Larkin, Directors for Glass-Mart, Inc., a Texas corporation, ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

FILED AND RECORDED
2026 JAN 20 AM 8:14
WASHINGTON COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, March 3, 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: 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.



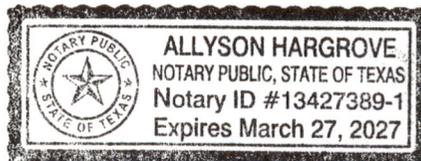
Aaron K. Flencher
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS

COUNTY OF BURLESON

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This instrument was acknowledged before me on January 16, 2026 by Aaron K. Flencher, Trustee of Citizens State Bank.



Notary Public, State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

All that certain tract or parcel of land, lying and being situated in Washington County, Texas out of the S.M. Williams Survey, Abstract No. 109 and the H. Chriesman Survey, Abstract No. 24, containing 9.084 acres of land, more or less, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Being the same property described in Gift Deed dated September 16, 1975, executed by Minnie Schroeder to Dorothy Mae Brinkmeyer and Robert Brinkmeyer, recorded in Volume 339, Page 931, Deed Records of Washington County, Texas.

Being the same property described in Distribution Deed dated March 10, 2017, executed by Janis Gale Brinkmeyer and Michael Ray Brinkmeyer, Independent Executors of the Estate of Dorothy Mae Brinkmeyer, Deceased, appointed by the March 8, 2017 order of the court in Cause No. 455,170; In the Estate of Dorothy Mae Brinkmeyer, Deceased; in Probate Court 2 of Harris County, Texas; to Michael Ray Brinkmeyer and Janis Gale Brinkmeyer, recorded in Volume 1578, Page 083, Official Records of Washington County, Texas.

Being the same property described in Deed dated April 30, 2018, executed by Michael Ray Brinkmeyer, Diana L. Brinkmeyer and Janis Gale Brinkmeyer to Glass-Mart, Inc., recorded in Volume 1626, Page 902, Official Records of Washington County, Texas.

Notice of Foreclosure Sale

FILED AND RECORDED
2026 JAN 20 AM 8:12
WASHINGTON COUNTY CLERK

Deed of Trust ("Deed of Trust"):

Dated: November 17, 2023

Grantors: Barry W. Larkin, Lynne H. Larkin, and Samuel W. Larkin, Directors for Glass-Mart, Inc., a Texas corporation

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Document #2023-6924, Official Records of Washington County, Texas.

Legal Description:

All that certain tract or parcel of land, lying and being situated in Washington County, Texas out of the S.M. Williams Survey, Abstract No. 109 and the H. Chriesman Survey, Abstract No. 24, containing 9.084 acres of land, more or less, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Being the same property described in Gift Deed dated September 16, 1975, executed by Minnie Schroeder to Dorothy Mae Brinkmeyer and Robert Brinkmeyer, recorded in Volume 339, Page 931, Deed Records of Washington County, Texas.

Being the same property described in Distribution Deed dated March 10, 2017, executed by Janis Gale Brinkmeyer and Michael Ray Brinkmeyer, Independent Executors of the Estate of Dorothy Mae Brinkmeyer, Deceased, appointed by the March 8, 2017 order of the court in Cause No. 455,170: In the Estate of Dorothy Mae Brinkmeyer, Deceased; In Probate Court 2 of Harris County, Texas; to Michael Ray Brinkmeyer and Janis Gale Brinkmeyer, recorded in Volume 1578, Page 083, Official Records of Washington County, Texas.

Being the same property described in Deed dated April 30, 2018, executed by Michael Ray Brinkmeyer, Diana L. Brinkmeyer and Janis Gale Brinkmeyer to Glass-Mart, Inc., recorded in Volume 1626, Page 902, Official Records of Washington County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$2,125,000.00, executed by Barry W. Larkin, Lynne H. Larkin, and Samuel W. Larkin, Directors for Glass-Mart, Inc., a Texas corporation, ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, March 3, 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: 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.

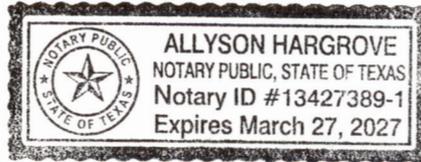
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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



STATE OF TEXAS

)

COUNTY OF BURLESON

)

This instrument was acknowledged before me on January 11th, 2026 by Aaron K. Flencher, Trustee of Citizens State Bank.

Allyson Hargrove

Notary Public, State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

All that certain tract or parcel of land, lying and being situated in Washington County, Texas out of the S.M. Williams Survey, Abstract No. 109 and the H. Chrlesman Survey, Abstract No. 24, containing 9.084 acres of land, more or less, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Being the same property described in Gift Deed dated September 16, 1975, executed by Minnie Schroeder to Dorothy Mae Brinkmeyer and Robert Brinkmeyer, recorded in Volume 339, Page 931, Deed Records of Washington County, Texas.

Being the same property described in Distribution Deed dated March 10, 2017, executed by Janis Gale Brinkmeyer and Michael Ray Brinkmeyer, Independent Executors of the Estate of Dorothy Mae Brinkmeyer, Deceased, appointed by the March 8, 2017 order of the court in Cause No. 455,170: In the Estate of Dorothy Mae Brinkmeyer, Deceased; In Probate Court 2 of Harris County, Texas; to Michael Ray Brinkmeyer and Janis Gale Brinkmeyer, recorded in Volume 1578, Page 083, Official Records of Washington County, Texas.

Being the same property described in Deed dated April 30, 2018, executed by Michael Ray Brinkmeyer, Diana L. Brinkmeyer and Janis Gale Brinkmeyer to Glass-Mart, Inc., recorded in Volume 1626, Page 902, Official Records of Washington County, Texas.

FILED AND RECORDED

2026 JAN 30 AM 8:11

WASHINGTON COUNTY CLERK

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:

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 and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

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, March 3, 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: 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.

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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.

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

STATE OF TEXAS)
COUNTY OF BURLESON)

This instrument was acknowledged before me on the 28th day of January, 2026 by Ervin B. Flencher, Jr.

Dorothy A. Schroeder
Notary Public, State of Texas

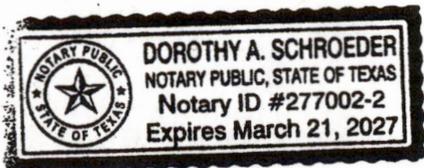


Exhibit "A"

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
Texas Licensed Surveying Firm No. 10049700
P. O. Box 2037 - 1408 West Main Street
Brazham, Texas 77834-8237
(979) 836-6677 - Fax (979) 836-1177

3187-17

THE STATE OF TEXAS SURVEYOR'S DESCRIPTION ALVIN JOHN KRENEK AND JOYCE
MARIE KRENEK REVOCABLE LIVING
COUNTY OF WASHINGTON 2.54 ACRES TRUST DATED MAY 2, 2011

All that certain tract or parcel of land, lying and being situated in the City of Brazham, Washington County, Texas in the 1/4th Section 31, T12N, R12E, being a portion of the tract described as 19.642 acres in a deed from Percy Leo Thomas III, et ux to Alvin Krenak and wife, Joyce Krenak, dated July 24, 1993, recorded in Volume 129, Page 244, Official Records of Washington County, Texas (772944, O.R.W.C., Tex.), and being more fully described by words and bounds as follows, to wit:

BE BEGINNING at a concrete highway monument (iron) found at the intersection of the west margin of State Highway 36 (24232, D.R.W.C., Tex.) with the north margin of Kuhn Lane, a closely maintained road, being the southeast corner hereof and of said original tract;

THENCE along the south margin of Kuhn Lane, South 77 degrees 21 minutes 07 seconds West, 172.57 feet to the southeast corner hereof being the southeast corner of a Percy Leo Thomas III tract called 19.647 acres (771948, O.R.W.C., Tex.), a 1/2" iron rod found by reference bears North 15 degrees 51 minutes 38 seconds West, 3.41 feet;

THENCE along an easily line of said Thomas III tract through said original tract, as follows:
North 15 degrees 31 minutes 38 seconds West, 287.70 feet to a 1/2" iron rod found at a fence corner for the most easterly corner of said Thomas tract, being an interior corner of said original tract;
North 15 degrees 05 minutes 43 seconds West, 533.67 feet to a 1/2" iron rod set at a cross-tie fence corner for the northwest corner of this tract and
North 75 degrees 15 minutes 32 seconds East, 174.11 feet to a 1/2" iron rod set on the west margin of State Highway 36 for the southeast corner of this tract;

THENCE along the west margin of said highway, as follows:
South 12 degrees 31 minutes 58 seconds East, 40.83 feet to a concrete highway monument found; and
South 16 degrees 54 minutes 53 seconds East, 666.70 feet to the PLACE OF BEGINNING and containing 2.54 ACRES of land, more or less.

Reference is hereby made to a separate plat of the subject tract from rods set by this office with plastic cap stamped "Lampe Surveying". Bearings are based on the Texas Coordinate System of 28N-Central Zone as obtained by GPS observations.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5419 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 the 16th day of July, 2017.



Matt D. Lampe
R.P.L.S. No. 5419
Lampe Surveying, Inc.

3187-17

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

FILED AND RECORDED
2026 JAN 30 AM 8:20
WASHINGTON COUNTY CLERK

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.

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, March 3, 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: 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.

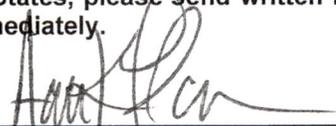
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

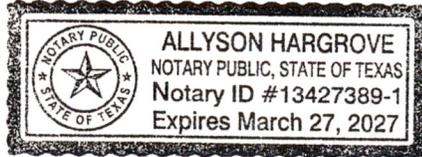
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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 29 day of January 2026 by Aaron K. Flencher.



Notary Public, State of Texas

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: June 25, 2019

Grantor: Joyce Marie Krenek, Sole 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 1681, Page 847, Official Records of Washington County, Texas.

Legal Description:

All that certain 19.642 acre tract or parcel of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being out of the residue of that certain called 49 ½ acre parcel as described by deed recorded in Volume 761, Page 587, Deed Records of Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

SAVE, LESS AND EXCEPT all that certain 1.000 acre tract of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being all of that certain called 1.000 acre parcel of described by deed recorded in Volume 948, Page 839, Official Records of Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

FURTHER, SAVE, LESS AND EXCEPT all that certain 5.00 acres, situated in Washington County, Texas, being out of the John Carrington Survey, Abstract No. 120, being a portion of a called 19.642 acre tract described in that deed dated July 21, 1995, from Perry L. Thomas, III, et ux to Alvin Krenek, et ux, recorded in Volume 792, Page 344, Official Records of Washington County, Texas, and being a portion of a called 49.5 acre tract described in that deed dated May 2, 2011 from Alvin John Krenek and Joyce Marie Krenek to the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust, recorded in Volume 1382, Page 268, Official Records of Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

WASHINGTON COUNTY CLERK



2026 JAN 30 AM 8:20

FILED AND RECORDED

AND FURTHER SAVE, LESS AND EXCEPT all that certain 2.548 acre tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas in the John Carrington Survey, A-120, being a portion of the same land described as 19,642 acres in a deed from Perry Lee Thomas, III, et ux to Alvin Krenek and wife, Joyce Marie Krenek, dated July 21, 1995, recorded in Volume 792, Page 344, Official Records of Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Secures: Adjustable-Rate Note ("Note") in the original principal amount of \$230,000.00, executed by Joyce Marie Krenek ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, March 3, 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: 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.

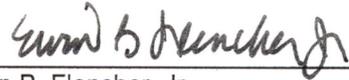
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

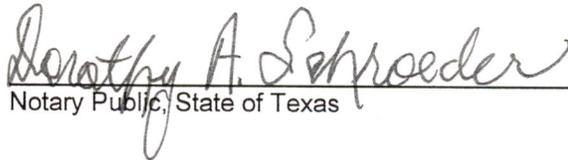
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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



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

STATE OF TEXAS)
COUNTY OF BURLESON)

This instrument was acknowledged before me on the 29 day of January 2026 by Ervin B. Flencher, Jr.



Notary Public, State of Texas

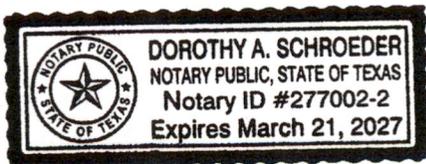


EXHIBIT "A"

Page 1 of 5

METES AND BOUNDS

DESCRIPTION

OF

19.642 ACRES

IN THE

JOHN CARRINGTON SURVEY, ABSTRACT 120

WASHINGTON COUNTY, TEXAS

Being all that certain tract or parcel of land containing 19.642 acres of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being out of the residue of that certain called 49 1/2 acre parcel as described by deed recorded in Volume 761, Page 87 of the Deed Records of Washington County, Texas, said 19.642 acre tract being more particularly described by metes and bounds as follows, to wit:

Commencing for reference at a 1/2 inch iron rod found for corner, same being in the common northwesterly margin of Kuhn Road (width varies), same being in the common southeasterly line of the residue of said called 49 1/2 acre parcel, same being the common southeast corner of that certain called 1.00 acre parcel as described by deed recorded in Volume 252, Page 34 of the Deed Records of Washington County, Texas, from which a 1/2 inch iron rod found for reference bears South 80 degrees 00 minutes 00 seconds West, a distance of 216.74 feet (called South 80 degrees 00 minutes 00 seconds West) (Basis of Bearings);

THENCE, with said common northwesterly margin and said common line, North 80 degrees 00 minutes 00 seconds East, a distance of 632.37 feet (called North 80 degrees 00 minutes 00 seconds East) to a 1/2 inch iron rod set for corner, and same being the POINT OF BEGINNING and most southerly southwest corner of the tract herein described;

THENCE, leaving said northwesterly margin, North 12 degrees 35 minutes 21 seconds West, a distance of 284.15 feet to a 1/2 inch iron rod set for corner, and same being an interior corner of the tract herein described;

THENCE, South 83 degrees 28 minutes 38 seconds West, a distance of 159.20 feet to a 1/2 inch iron rod set for corner, and same being a southerly interior corner of the tract herein described;

THENCE, South 77 degrees 34 minutes 35 seconds West, a distance of 483.74 feet to a 1/2 inch iron rod set for corner, and same being the most westerly southwest corner of the tract herein described;

THENCE, North 13 degrees 58 minutes 23 seconds West, a distance of 463.87 feet to a 1/2 inch iron rod found for corner, same being the common southeast corner of that certain called 1.031 acre parcel as described by deed recorded in Volume 346, Page 162 of the Deed Records of Washington County, Texas, and same being a westerly corner of the tract herein described;

THENCE, with said common line, North 14 degrees 18 minutes 29 seconds West (called North 14 degrees 33 minutes 12 seconds West) pass at a distance of 208.87 feet (called 208.75 feet) a 1/2 inch iron rod found for corner, same being the common northeast corner of said called 1.031 acre parcel,

EXHIBIT "A"

Page 2 of 5

in all a distance of 464.03 feet to a 1/2 inch iron rod set for corner, same being in the common northwesterly line of the residue of the aforementioned called 49 1/2 acre parcel, same being in the common southeasterly margin of County Road No. 32 (Salem Church Road) (width varies), and same being the northwest corner of the tract herein described;

THENCE, with said common line and with said common southeasterly margin, North 68 degrees 07 minutes 54 seconds East, a distance of 694.74 feet (called North 68 degrees 30 minutes 00 seconds East) to a 3/8 inch iron rod found for corner, same being the common northwest corner of that certain called 1.00 acre parcel as described by deed recorded in Volume 584, Page 116 of the Official Records of Washington County, Texas, and same being the most northerly northeast corner of the tract herein described, from which a concrete highway monument found for reference bears North 68 degrees 39 minutes 20 seconds East, a distance of 226.89 feet (called North 68 degrees 23 minutes 03 seconds East, 225.65 feet) same being the northeast corner of said called 1.00 acre parcel, and same being the intersection of said southeasterly margin of County Road No. 32 and the southwesterly right-of-way line of State Highway No. 36 (width varies);

THENCE, leaving said common southeasterly margin and with said common line, South 13 degrees 53 minutes 38 seconds East, a distance of 194.16 feet (called South 14 degrees 12 minutes 40 seconds East, 194.69 feet) to a 3/8 inch iron rod found for corner, same being the common southwest corner of said called 1.00 acre parcel, and same being a northeasterly interior corner of the tract herein described;

THENCE, continuing with said common line, North 76 degrees 06 minutes 22 seconds East, a distance of 194.98 feet (called North 75 degrees 47 minutes 20 seconds East, 194.69 feet) to a 1/2 inch iron rod set for corner, same being the common southeast corner of said called 1.00 acre parcel, same being in the common northwesterly line of the residue of the aforementioned called 49 1/2 acre parcel, same being in the common southwesterly right-of-way line of said State Highway No. 36, and same being the most easterly northeast corner of the tract herein described;

THENCE, with said common line and said common southwesterly right-of-way line, South 06 degrees 15 minutes 16 seconds East, a distance of 415.92 feet (called South 05 degrees 17 minutes 00 seconds East) to a concrete highway monument found for corner, and same being an easterly exterior corner of the tract herein described;

THENCE, continuing with said common line and said common southwesterly right-of-way line, South 09 degrees 40 minutes 53 seconds East, a distance of 145.05 feet (called South 08 degrees 40 minutes 00 seconds East, 145.00 feet) to a concrete highway monument found for corner, and same being an easterly exterior corner of the tract herein described;

THENCE, continuing with said common line and said common southwesterly right-of-way line, South 13 degrees 52 minutes 19 seconds East (called South 12 degrees 55 minutes 00 seconds East) pass at a distance of 598.29 feet a concrete highway monument found for corner, in all a distance of 602.23 feet to a 1/2 inch iron rod set for corner, same being the common southeast corner of the residue of the aforementioned called 49 1/2 acre parcel, same being the intersection of said common southwesterly right-of-way line of State Highway No. 36 and the aforementioned common northwesterly margin of Kuhn Road, and same being the southeast corner of the tract herein described;

THENCE, with said common northwesterly margin and with said common line, South 80 degrees 00 minutes 00 seconds West, a distance of 188.34 feet (called South 80 degrees 00 minutes 00 seconds West) to the POINT OF BEGINNING of the tract herein described and containing 19.642 acres of land, more or less.

COMPILED BY:

A-SURVEY, INC.
19 N. Miller
Bellville, Texas 77418
1-409-865-8111
April 2, 1995
PROJECT NO. 94388A



EXHIBIT "A"

Page 3 of 5

Save, Less and Except:

TRACT ONE:

MEETS AND BOUNDS

DESCRIPTION

OF

1.000 ACRE

IN THE

JOHN CARRINGTON SURVEY, ABSTRACT 120

WASHINGTON COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 1.000 acre of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being all of that certain called 1.000 acre parcel as described by deed recorded in Volume 948, Page 839 of the Official Records of Washington County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/4 inch iron rod found for corner, same being in the common southeasterly margin of County Road No. 32 (a.k.a. Salem Church Road) (width varies), same being the common southeast corner of that certain Tract I called 19.687 acre parcel as described by deed recorded in Volume 792, Page 348 of the Official Records of Washington County, Texas, and same being the POINT OF BEGINNING and northwest corner of the tract herein described;

THENCE, with said common southeasterly margin and said common line, North 68 degrees 08 minutes 37 seconds East, a distance of 172.13 feet (called North 68 degrees 08 minutes 37 seconds East, 172.13 feet) to a 1/4 inch iron rod found for corner, same being the most northerly northwest corner of the residue of that certain Tract II called 19.642 acre parcel as described by deed recorded in Volume 792, Page 344 of the Official Records of Washington County, Texas, and same being the northeast corner of the tract herein described;

THENCE, leaving said common southeasterly margin and with said common line, South 14 degrees 18 minutes 29 seconds East, a distance of 255.28 feet (called South 14 degrees 18 minutes 29 seconds East, 255.28 feet) to a 1/4 inch iron rod found for corner, same being a common westerly interior corner of the residue of said Tract II called 19.642 acre parcel, and same being the southeast corner of the tract herein described;

THENCE, with said common line, South 68 degrees 08 minutes 37 seconds West, a distance of 172.13 feet (called South 68 degrees 08 minutes 37 seconds West, 172.13 feet) to a 1/4 inch iron rod found for corner, same being the most westerly northwest corner of the residue of said Tract II called 19.642 acre parcel, same being the common northeast corner of that certain called 1.000 acre parcel as described by deed recorded in Volume 974, Page 21 of the Official Records of Washington County, Texas, same being a common easterly corner of said Tract I called 19.687 acre parcel, and same being the southwest corner of the tract herein described;

THENCE, with said common line, North 14 degrees 18 minutes 29 seconds West, a distance of 255.28 feet (called North 14 degrees 18 minutes 29 seconds West, 255.28 feet) (Basis of Bearings) to the POINT OF BEGINNING of the tract herein described and containing 1.000 acre of land, more or less.

PROJECT NO. 02100A
December 12, 2002



COMPILED BY:



19 N. Miller Bellville, Texas 77418

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

EXHIBIT "A"

Page 4 of 5

Save, Less and Except:

TRACT TWO:

Blaskey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

5.00 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 5.00 acres, situated in Washington County, Texas, being out of the John Carrington Survey, Abstract No. 120, being a portion of a called 19.642 acre tract described in that deed dated July 21, 1995, from Perry L. Thomas, III, et ux to Alvin Krenek, et ux, recorded in Volume 792, Page 344 of the Official Records of Washington County, Texas, and being a portion of a called 49.5 acre tract described in that deed dated May 2, 2011, from Alvin John Krenek and Joyce Marie Krenek to the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust, recorded in Volume 1382, Page 268 of the Official Records of Washington County, Texas, said 5.00 acre tract being more particularly described as follows:

BEGINNING at a set 1/2 inch iron rod, lying in the Southeast margin of Salem Road (public right-of-way), also lying in a Northwest line of the original called 19.642 acre tract, marking the Northeast corner of the Julie D. Shows called 1.00 acre tract (Volume 1227, Page 473, Official Records of Washington County, Texas), and marking a Northwest corner of the herein described tract (a found 1/2 inch iron rod at fence corner, marking the Northwest corner of said Shows called 1.00 acre tract, bears S 68deg 07min 54sec W, 172.13 ft., from this point for reference);

THENCE along the Southeast margin of Salem Road, with a Northwest line of the herein described tract, N 68deg 07min 54sec E (record bearing for this Northwest line the original called 19.642 acre tract, this line being the BASIS OF BEARING LINE for this survey), 336.88 ft., to a 1/2 inch iron rod, set for corner, and marking the Northeast corner of the herein described tract (a found 3/8 inch iron rod at fence corner, marking a Northeast corner of the original called 19.642 acre tract, bears N 68deg 07min 54sec E, 185.74 ft., from this point for reference);

THENCE departing said road margin, with the East line of the herein described tract, S 16deg 34min 20sec E, 505.75 ft., to a 1/2 inch iron rod, set for corner, and marking the Southeast corner of the herein described tract;

THENCE with the Southeast line of the herein described tract, S 68deg 07min 54sec W, 529.42 ft., to a 1/2 inch iron rod, set for corner, lying in an East line of the Perry Lee Thomas, III, et ux called 19.687 acre tract (Volume 761, Page 586, Official Records of Washington County, Texas); also lying in a West line of the original called 19.642 acre tract, and marking the Southwest corner of the herein described tract;

THENCE along a portion of said East line of the Perry Lee Thomas, III, et ux called 19.687 acre tract, and along the East line of the Linda Thomas called 1.031 acre tract (Volume 346, Page 162, Deed Records of Washington County, Texas), with a portion of a West line of the original called 19.642 acre tract, N 13deg 58min 23sec W, 44.01 ft., to a point at railroad cross tie in fence line, marking the Southeast corner of the Linda Thomas called 1.031 acre tract, marking a Northeast corner of said Thomas called 19.687 acre tract, and marking a deed angle of the original called 19.642 acre tract; and, N 14deg 18min 29sec W, 202.75 ft., to a point at railroad cross tie in fence line, marking the Southwest corner of the aforementioned Julie D. Shows called 1.00 acre tract, and marking a Northwest corner of the herein described tract;

THENCE along the Southeast line of said Shows tract, with a Northwest line of the herein described tract, N 68deg 07min 54sec E, 172.13 ft., to a 1/2 inch iron rod, set for corner, marking the Southeast corner of said Shows tract, and marking a re-entrant corner of the herein described tract;

THENCE along the East line of said Shows tract, with a West line of the herein described tract, N 14deg 18min 29sec W, 255.28 ft., to the PLACE OF BEGINNING and containing 5.00 acres of land.

W.O.#2018-2718
May 22, 2018

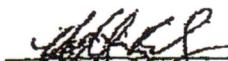

Michael J. Blaskey
Professional Land Surveyor No. 5935
I have prepared and made a part of this description.

EXHIBIT "A"

Page 5 of 5

Save, Less and Except:

TRACT THREE:

LAMPB SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
Texas Licensed Surveying Firm No. 10040700
P. O. Box 2037 - 1408 West Main Street
Brenham, Texas 77834-2037
(979) 836-6677 - Fax (979) 836-1177

3187-17

THE STATE OF TEXAS

SURVEYOR'S DESCRIPTION

ALVIN JOHN KRENEK AND JOYCE
MARIE KRENEK REVOCABLE LIVING
TRUST DATED MAY 2, 2011

COUNTY OF WASHINGTON

2548 ACRES

All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas in the John Carrington Survey, A-120, being a portion of the same land described as 19.642 acres in a deed from Perry Lee Thomas, III, et ux to Alvin Krensek and wife, Joyce Krensek, dated July 21, 1995, recorded in Volume 792, Page 344, Official Records of Washington County, Texas (792/344, O.R.W.C.,Tx.), and being more fully described by metes and bounds as follows, to wit:

BEGINNING at a concrete highway monument (broken) found at the intersection of the west margin of State Highway 36 (243/589, D.R.W.C.,Tx.) with the north margin of Kuhn Lane, a county maintained road, being the southeast corner hereof 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 southwest corner hereof, being the southeast corner of a Perry Lee Thomas, III tract called 19.687 acres (792/348, O.R.W.C.,Tx.), a 1/2" iron rod found for reference bears North 15 degrees 31 minutes 38 seconds West, 3.44 feet;

THENCE along an east line of said Thomas tract and then through said original tract, as follows:
North 15 degrees 31 minutes 38 seconds West, 287.70 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 16 degrees 05 minutes 42 seconds West, 353.67 feet to a 1/2" iron rod set at a cross-tie fence corner for the northwest corner of this tract; and
North 75 degrees 35 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 31 minutes 58 seconds East, 40.62 feet to a concrete highway monument found; and
South 16 degrees 54 minutes 53 seconds East, 606.70 feet to the PLACE OF BEGINNING and containing 2548 ACRES of land, more or less.

Reference is hereby made to a separate plat of the subject tract.
Iron rods set are fitted with plastic cap stamped "Lampe Surveying".
Bearings are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this description accurately represent the results of an on the ground survey made under my direction.

Dated this the 18th day of July, 2017.



Matt D. Lampe
Matt D. Lampe
R.P.L.S. No. 5429
Lampe Surveying, Inc

J187Krensek
3187-17

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: 06/25/2018
Grantor(s): GLORIA A. HAMILTON, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEN LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$192,000.00
Recording Information: Book 1635 Page 742 Instrument 4297
Property County: Washington
Property: (See Attached Exhibit "A")
Reported Address: 2919 OAKWOOD DR, BRENHAM, TX 77833-9206

FILED AND RECORDED
2026 FEB - 2:21
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: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of March, 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 2-5-26 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 LOT OR PARCEL OF LAND SITUATED IN THE A. HARRINGTON LEAGUE, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, BEING LOT ONE HUNDRED EIGHTY-THREE (183), BLOCK SIXTEEN (16), SCENIC ESTATES, SECTION THREE (3), AS SHOWN ON PLAT RECORDED IN PLAT CABINET FILE NO. 538A, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS

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