

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: March 21, 2025.

Substitute Trustee: Norman T. Reynolds.

Substitute Trustee's Address: 203 North Live Oak, P. O. Box 246, Round Top, Texas 78954.

Mortgagee: Champion Resources, Inc.

Note: That certain Renewal Promissory Note, Dated December 8, 2023, between Dale F. Frank Test Tr FBO John Dale Frank, John D. Frank Trust TTEE (the "Borrower") and Champion Resources, Inc. (the "Payee, Mortgage Servicer, and Mortgagee") in the Original Principal Amount of \$105,009.01, having a Maturity Date of January 1, 2025 (the "Debt") and obligations therein described including, but not limited to, the Renewal Promissory Note and all modifications, renewals and extensions of the Renewal Promissory Note, as well as all taxes with respect to the subject property and all expenses incurred by the Payee, Mortgage Servicer, and Mortgagee.

Deed of Trust:

Date: December 18, 2023.

Grantor: Dale F. Frank Test Tr FBO John Dale Frank, John D. Frank Trust TTEE.

Mortgagee: Champion Resources, Inc. Pursuant to the Texas Property Code §51.0025, the Mortgagee, is authorized to collect the Note and to administer any resulting foreclosure of the Property securing the Note and foreclosure of the lien securing the Property.

Recording information: Deed of Trust dated May 27, 2021, executed by Dale F. Frank Testamentary Trust, FBO John Dale Frank, John D. Frank Trustee, securing the payment of a note of even date therewith in the amount of \$80,009.01, payable to the order of Champion Resources, Inc., recorded in Volume 2096, Page 488 of the Official Records of Fayette County, Texas, Renewal and Modification of Deed of Trust dated December 18, 2023, and recorded in Volume 2119, Page 237 of the Official Records of Fayette County, Texas, Renewal and Extension of Deed of Trust dated December 18, 2023, and recorded in Volume 2124, Page 683 of the Official Records of Fayette County, Texas.

Property: A tract of land containing 33.7200 acres (1,468.843 Square Feet) out of Tract No. 51 of the Fayette County School Land 11,065 Acre Survey, Abstract No. 182 in Fayette County, Texas and being out of and a part of the remainder of a called 77.5 acre tract conveyed to Dale F. Frank and Connie Frank in Volume 391, Page 568 of the Deed Records of Fayette County, Texas, said 33.7200 acres being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found in the south right-of-way line of Lidak Road (Right-of-way varies), being the northeast corner of a called 14.455 acre tract conveyed to Huan Le and Rekha Le in Volume 1797, Page 221 of the Official Records of Fayette County, Texas (O.R.F.C.T.) and being the northwest corner of said Frank 77.5 acre remainder tract;

THENCE, with the south right-of-way line of said Lidak Road and the north line of said Frank 77.5 acre remainder tract, N 87°22'25" E, a distance of 228.46 feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the northwest corner and POINT OF BEGINNING hereof;

THENCE, continuing with the south right-of-way line of said Lidak Road and the north line of said Frank 77.5 acre remainder tract. N 87°22'25" E a distance of 440.18 feet to a 1/2 inch iron rod with "4Ward- Boundary" cap set for the northeast corner hereof, from which a 1/2 inch iron rod found in the south right- of-way line of said Lidak Road being the northeast corner of said Frank 77.5 acre remainder tract and being the northwest corner of a called 32.66 acre tract (described as "Tract 1") conveyed to Laverne Citzler Prilop in Volume 766, Page 565 (D.R.F.C.T.) bears, N 87°22'25" E a distance of 1,137.23 feet;

THENCE, leaving the south right-of-way line of said Lidak Road and the north line of said Frank 77.5 acre remainder tract, over and across said Frank 77.5 acre remainder tract, the following two (2) courses and distances;

(a) S 01°59'05" E a distance of 1,230.87 feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an interior ell-corner hereof, and

(b) N 87°22'25" E a distance of 1,128.15 feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an exterior ell-corner hereof said point being in the east line of said Frank 77.5 acre remainder tract, and being in the west line of said Laverne tract;

THENCE, with the east line of said Frank 77.5 acre remainder tract and the west line of said Laverne tract S 01°33'43" E a distance of 480.96 feet to a 1/2-inch iron rod found for the southeast corner hereof said point being the northeast corner of a called 53.00 acre tract conveyed to James G. Merck in Volume 1635, Page 489 (D.R.F.C.T) and being the southeast corner of said Frank 77.5 acre remainder tract;

THENCE, leaving the west line of said Laverne tract, with the north line of said Merck tract and the south line of said Frank 77.5 acre remainder tract, the following four (4) courses and distances;

(a) S 87°55'01" W, a distance of 457.18 feet to a 1/2 inch iron rod found for an angle point hereof,

(b) N 13°18'41" W, a distance of 161.40 feet to a 1/2 inch iron rod found for an angle point hereof,

(c) N 56°55'56" W, a distance of 149.44 feet to a 1/2 inch iron rod found for an angle point hereof, and

(d) N 70°07'23" W, a distance of 236.85 feet to a 1/2 inch iron rod found for an interior corner hereof said point being in the south line of said Frank 77.5 acre remainder tract being the northwest corner of said Merck tract and being the northeast corner of said Frank 21.59 acre remainder tract;

THENCE, leaving the south line of said Frank 77.5 acre remainder tract with the east line of said Frank 21.59 acre remainder tract and the west line of said Merck tract S 01°28'47" W, a distance of 729.91 feet to a 1/2 inch iron rod found for an exterior corner hereof said point being the

northeast corner of a called 7.00 acre tract (described as "Tract Two") conveyed to Ralph W. Fisher and Sandra Carol Maag Reddell in Volume 1000, Page 81 (O.R.F.C.T.) and being the southeast corner of said Frank 21.59 acre remainder tract;

THENCE, leaving the west line of said Merck tract, in part with the north line of said Fisher and Reddell Tract Two, in part with the south line of said Frank 21.59 acre remainder tract, and in part with the north line of a called 30.13 acre tract (described as "Tract One") conveyed to Ralph W. Fisher and Sandra Carol Maag Reddell in Volume 1000, Page 81 (O.R.F.C.T.) S 87°29'00" W passing at a distance of 614.33 feet a 1/2-inch iron rod found for the northeast corner of said Fisher and Reddell Tract One, and being the northwest corner of said Fisher and Reddell Tract Two and continuing for a total distance of 689.58 feet to a ½ inch iron rod with "4Ward-Boundary" cap set for the southwest corner hereof from which a ½ inch iron rod found for the northeast corner of a called 14.56 acre tract conveyed to John Stewart in Volume 777, Page 130 (D.R.F.C.T.) being the southeast corner of said Huan and Rekha Le tract, being the southwest corner of said Frank 77.5 acre remainder tract and being the northwest corner of said Fisher and Reddell Tract One bears, S 87°29'00" W a distance of 228.45 feet;

THENCE, leaving the north line of said Fisher and Reddell Tract One and the south line of said Frank 21.59 acre remainder tract in part over and across said Frank 21.59 acre remainder tract, and in part over and across said Frank 77.5 acre remainder tract, N 01°59'05" W, a distance of 2,097.73 feet to the POINT OF BEGINNING and containing 33.7200 Acres (1.468.843 Square Feet) of land more or less.

County: Fayette County, Texas.

Date of Sale (first Tuesday of month): May 6, 2025.

Time of Sale: The sale will begin at 10:00 a.m., local time, or not later than three hours after that time.

Place of Sale: At the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near it's intersection with North Main Street, in La Grange, Texas, or as designated by the Fayette County Commissioner's Court.

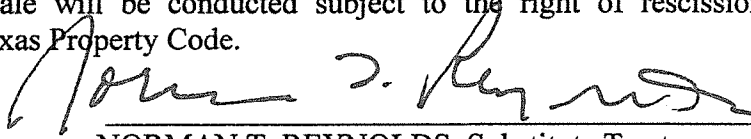
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Norman T. Reynolds is the Substitute Trustee under the Deed of Trust which the Mortgagee has appointed as Substitute Trustee under the Deed of Trust. The Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS

THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


NORMAN T. REYNOLDS, Substitute Trustee

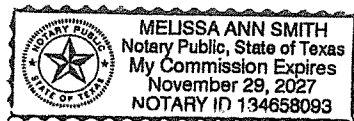
ACKNOWLEDGMENT

THE STATE OF TEXAS *

COUNTY OF FAYETTE *

Before me, the undersigned notary public, on this day personally appeared NORMAN T. REYNOLDS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 21st day of March, 2025.

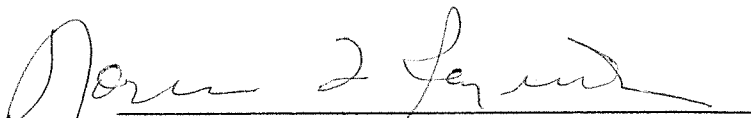



Notary Public in and for the State of Texas
My Commission Expires: November 29, 2027

CERTIFICATE OF POSTING

My name is Norman T. Reynolds, and my address is 203 North Live Oak, P. O. Box 246, Round Top, Texas 78954. I declare under penalty of perjury that on March 21, 2025, I filed the above described Notice of Substitute Trustee's Sale at the office of the Clerk of Fayette County, Texas, and caused to be posted at the Fayette County, Texas Courthouse the above described Notice of Substitute Trustee's Sale.

Dated March 21, 2025.


NORMAN T. REYNOLDS, Substitute Trustee

FILED

1:38 PM
MAR 21 2025


BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS