

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JAN 12 2026

11:00 AM 01
Brenda Fietsam

BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

Date: January 12, 2026

Substitute Trustee: RUSSELL F. PLACKEMEIER

Substitute Trustee's Address: 518 9th Ave. N., Texas City, Texas, 77590

Mortgagee: Schumer-Yarbrough Development, LLC

Note: December 29, 2023

Deed of Trust:

Dated: March 28, 2023

Grantor: Schulenburg Paradise Hill LLC

Mortgagee: Schumer-Yarbrough Development, LLC

Recording information: Clerk's File No. 23-01845 of the real property records of Fayette County, Texas

Property: Being the same property described in Deed dated January 24, 1995, executed by Bobby Joe Strickland and wife, Lucille Ann Strickland and Billy Frank Strickland and wife, Agnes Ann Strickland to Lavaca Medical Center, a hospital district organized under the laws of the State of Texas, recorded in Volume 916, Page 282, Deed Records of Fayette County, Texas, and more specifically described on Exhibit "A" attached hereto; including all personal property secured by the security agreement included in the Deed of Trust.

County: Fayette

Date of Sale: February 3, 2026, between the hours of 1:00 PM – 4:00 PM

Time of Sale: between the hours of 1:00 PM – 4:00 PM

Place of Sale: The foreclosure sale will be conducted at a public venue in the area designated by the Fayette County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as the place where the Notice of Trustee's Sale was posted.

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.

W. Rhys O'Farrell is the Trustee under the Deed of Trust/Mortgagee has appointed RUSSELL F. PLACKEMEIER as Substitute Trustee under the Deed of Trust. Mortgagee has instructed 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.

NOTICE IS GIVEN THAT ON THE DATE OF SALE, 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.

LYONS & PLACKEMEIER, PLLC

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Muras Land Surveying, Inc.

3802 KRAISCHKE ROAD
SCHULENBURG, TEXAS 78956-5631
PH. (409) 561-0341

STATE OF TEXAS ()
COUNTY OF FAYETTE ()

Exhibit "A"

Strickland Services, Inc.
20,200 Square Feet Lot

All that certain tract or parcel of land situated in Fayette County, Texas, a part of Lots 1, 2, 3 and 4, and all of Lot 5, in Block No. 11 in the City of Schulenburg, Texas, as per plat of record in Volume 1, Page 320 of the Deed Records of Fayette County, Texas, same being that 20,200 square feet lot described in a deed from Emilee Wolters, et al. to Strickland Services, Inc., dated December 31, 1971 and recorded in Volume 447, Page 550 of the Deed Records of Fayette County, Texas, same lying within the corporate limits of the City of Schulenburg, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod set for the Southeast corner, same being the Southeast corner of the said Strickland Services, Inc. 20,200 square feet lot, same being the Southeast corner of said Lot 1, same lying in the North margin of a 25 feet wide alley, same lying in the West margin of Upton Avenue;

THENCE, along the South boundary of the said Strickland Services, Inc. 20,200 square feet lot and the North margin of said alley, WEST 200.0 feet to an iron rod set for the Southwest corner, same being the Southwest corner of the said Strickland Services, Inc. 20,200 square feet lot, same being the Southwest corner of said Lot 5;

THENCE, along the West boundary of the said Strickland Services, Inc. 20,200 square feet lot and the West line of said Lot 5, along an existing fenceline, NORTH 150.0 feet to an iron rod set for the Northwest corner, same being the Northwest corner of the said Strickland Services, Inc. 20,200 square feet lot, same being the Northwest corner of said Lot 5, same lying in the South margin of Summit Street;

THENCE, along the North boundary of the said Strickland Services, Inc. 20,200 square feet lot and the South margin of said Summit Street, EAST 60.0 feet to an iron rod set for the most North Northeast corner, same being the most North Northeast corner of the said Strickland Services, Inc. 20,200 square feet lot, same being the Northwest corner of a 140 feet by 70 feet lot;

THENCE, along the East boundary of the said Strickland Services, Inc. 20,200 square feet lot and the West boundary of said 140 feet by 70 feet lot, SOUTH 70.0 feet to an iron rod set for an interior corner, same being an interior corner of the said Strickland Services, Inc. 20,200 square feet lot, same being the Southwest corner of said 140 feet by 70 feet lot;

THENCE, along the North boundary of the said Strickland Services, Inc. 20,200 square feet lot and the South boundary of said 140 feet by 70 feet lot, EAST 140.0 feet to an iron rod set for the most East Northeast corner of the said Strickland Services, Inc. 20,200 square feet lot, same being the Southeast corner of said 140 feet by 70 feet lot, same lying in the West margin of said Upton Avenue;

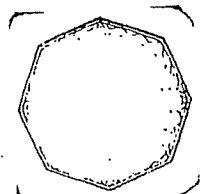
THENCE, along the East boundary of the said Strickland Services, Inc. 20,200 square feet lot and the West margin of said Upton Avenue, SOUTH 80.0 feet to the place of beginning, containing 20,200 square feet of land.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Tim W. Muras
Tim W. Muras, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas
January 22, 1995

SEAL:



FILED

JAN 12 2026

11:00 AM 07

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CO. CLERK, FAYETTE CO., TEXAS