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Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: October 13, 2023

Grantors: Derrick H. Smith and spouse, Kasey Smith; and Derrick Holden Smith, Sole Member of Bullseye Products & Concrete, LLC, a limited liability company

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Instrument #23-06363, Official Records of Fayette County, Texas.

Legal Description:

Tract One:

All that certain 60.000 acre tract, a part of the G. Dewitt Survey, Abstract 165, Fayette County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Tract Two:

All that certain 2.360 acre tract of land, a part of the G. Dewitt Survey, Abstract 165, Fayette 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 \$1,500,000.00.00, executed by Derrick H. Smith and spouse, Kasey Smith ("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: Fayette County Courthouse Lawn (Northwest portion)
151 North Washington
La Grange, Texas 78945

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 the 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, the Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

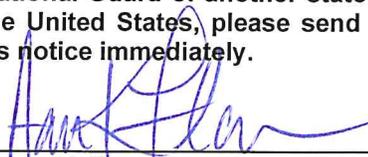
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

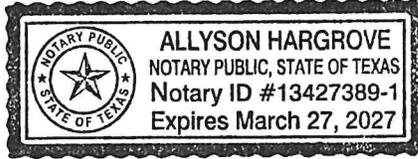
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

Pursuant to section 51.0075(a) of the Texas Property Code, the 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 the 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 February, 2026 by Aaron K. Flencher.

Allyson Hargrove
Notary Public, State of Texas

STATE OF TEXAS

EXHIBIT "A"

COUNTY OF FAYETTE

TRACT 1:

LAND DESCRIPTION

Being a 60.000 acre tract, a part of the G. Dowitt Survey, Abstract 165, Fayette County, Texas and being a part of the residue from a 235.053 acre First Tract, and part of a 75.095 acre Second Tract described in a deed to Barry, M. Smith and recorded in volume 1665, page 586 of the Official Records of Fayette County, Texas. Said 60.000 acre tract being more particularly described as follows:

Beginning at a 5/8 inch rebar with cap marked "4428" found in the East margin of FM 1291, a West line of said 235.053 acre Smith First Tract, for the Northwest corner of a 2.360 acre tract as surveyed by Welsor Becker Surveyors on June 6, 2023, and the Southwest corner hereof;

Thence with the East margin of FM 1291, a West line of said 235.053 acre Smith First Tract, North 00 deg. 58 min. 29 sec. West 1200.30 feet to a 5/8 inch rebar with cap marked "5090" set for the Northwest corner hereof; said 5/8 inch rebar with cap marked "5090" bears South 00 deg. 58 min. 29 sec. East 372.10 feet from a 5/8 inch rebar with cap marked "5090" set in the East margin of FM 1291, for an angle point of said 235.053 acre Smith First Tract, and for reference hereof;

Thence across said 235.053 acre Smith First Tract, North 81 deg. 25 min. 33 sec. East 1076.27 feet to a 5/8 inch rebar with cap marked "5090" set in a Northeast line of said 235.053 acre Smith First Tract, a Southwest line of said 75.095 acre Smith Second Tract, for an angle point hereof; said 5/8 inch rebar with cap marked "5090" bears South 45 deg. 02 min. 53 sec. East 150.37 feet from a set stone found for an interior corner of said 235.053 acre Smith First Tract, the West corner of said 75.095 acre Smith Second Tract, and for reference hereof;

Thence across said 75.095 acre Smith Second Tract, South 85 deg. 48 min. 50 sec. East 1731.83 feet to a 5/8 inch rebar with cap marked "5090" set in a Northwest line of said 235.053 acre Smith First Tract, a Southeast line of said 75.095 acre Smith Second Tract, for the East corner hereof; said 5/8 inch rebar with cap marked "5090" bears South 44 deg. 33 min. 28 sec. West 370.46 feet from a 2 inch steel pipe corner post found at the Easterly North corner of occupation of said 235.053 acre Smith First Tract, the East corner of said 75.095 acre Smith Second Tract, and for reference hereof;

Thence with a Northwest line of said 235.053 acre Smith First Tract, the Southeast line of said 75.095 acre Smith Second Tract, South 44 deg. 40 min. 47 sec. West 1190.84 feet to a 2 inch steel pipe corner post found for an interior corner of said 235.053 acre Smith First Tract, the South corner of said 75.095 acre Smith Second Tract, and the Easterly South corner hereof;

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EXHIBIT "A"

Thence across said 235.053 acre Smith First Tract, South 73 deg. 55 min. 49 sec. West 1630.15 feet to a 5/8 inch rebar with cap marked "4428" found for the Northeast corner of said 2.360 acre tract surveyed by Welser Becker Surveyors on June 6, 2023, and an angle point hereof;

Thence continuing across said 235.053 acre Smith First Tract, with the North line of said 2.360 acre tract surveyed by Welser Becker Surveyors on June 6, 2023, North 87 deg. 02 min. 30 sec. West 409.99 feet to the Place of Beginning and containing 60.000 acres of land.

Readings are GDA NAD83, Texas Coordinate System, South Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in September 2023, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B Condition 4 Standard Land Survey.



Sharon P. Becker

Sharon P. Becker
Professional Land Surveyor
Number 5090
Date of signature: 09/28/2023

Welser Becker Surveyors, P.C.

FN 10015700

979-542-4444

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EXHIBIT "A"

STATE OF TEXAS

COUNTY OF FAYETTE

TRACT 2:

LAND DESCRIPTION

Being a 2,360 acre tract of land, a part of the G. Dewitt Survey, Abstract 165, Fayette County, Texas and being a part of the residus from a 235.053 acre tract described in a deed to Barry M. Smith and recorded in volume 1665, page 586 of the Official Records of Fayette County, Texas. Said 2,360 acre tract being more particularly described as follows:

Beginning at a 5/8 inch rebar with cap marked "4428" set in the East margin of F.M. 1291, the West line of said 235.053 acre Smith tract, for the Southwest corner hereof; said 5/8 inch rebar with cap marked "4428" set bears North 01 deg. 11 min. 36 sec. West 1495.95 feet from a 5 inch steel pipe corner post found in the East margin of F.M. 1291, for the Northwest corner of a 60.000 acre tract described in a deed to Ilse Anni Drawe Living Trust and recorded in volume 1358, page 424, for the Southwest corner of said 235.053 acre Smith tract, the Southwest corner of a 0.615 acre easement described in a deed to Derrick Smith, et ux and recorded in volume 1524, page 847, and for reference hereof; said 5/8 inch rebar with cap marked "4428" set also bears North 37 deg. 00 min. 02 sec. West 2126.30 feet from a 1/2 inch rebar with cap marked "LAMPB" found for the Southeast corner of an 18.262 acre tract described in a deed to Derrick Smith, et ux and recorded in volume 1524, page 847, the Southeast corner of said 235.053 acre Smith tract, an interior corner of said 60.000 acre Ilse Anni Drawe Living Trust tract, and for reference hereof;

Thence with the East margin of F.M. 1291, the West line of said 235.053 acre Smith tract as follows:

North 01 deg. 10 min. 30 sec. West 168.17 feet to 60d nail with washer marked "4428" set for an angle point hereof;

North 00 deg. 58 min. 29 sec. West 97.41 feet to a 5/8 inch rebar with cap marked "4428" set for the Northwest corner hereof; said 5/8 inch rebar with cap marked "4428" bears South 00 deg. 34 min. 54 sec. East 3477.49 feet from a 5 inch steel pipe corner post found for in the East margin of F.M. 1291, for a Northwest corner of said 235.053 acre Smith tract;

Thence across said 235.053 acre Smith tract as follows:

South 87 deg. 02 min. 30 sec. East 409.99 feet to a 5/8 inch rebar with cap marked "4428" set for the Northeast corner hereof;

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South 01 deg, 04 min, 15 sec, East 236.94 feet to a 5/8 inch rebar with cap marked "4428" set for the Southeast corner hereof;

South 88 deg, 57 min, 08 sec, West 408.83 feet to the Place of Beginning and containing 2.360 acres of land.

Bearings are Grid NAD83, Texas Coordinate System, South Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in May 2023, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category B Condition 4 Standard Land Survey.




William B. Weiser
Professional Land Surveyor
Number 4428
Date of signature: 06/06/2023

Weiser Becker Surveyors, P.C.

FN 10015700

979-547-4444

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