

NO. _____ TIME 8:10am

FEB 10 2026

Field Note Description
1.295 Acre Tract
W. W. Hanks Survey A-348
Tyler County Texas

JANET BROWN, COUNTY CLERK
TYLER COUNTY, TEXAS

Ogden Surveying
685 CR 2050
Woodville Texas 75979
(409) 283-2033

Field note description of a 1.295 acre tract situated in the W. W. Hanks Survey, Abstract 348, Tyler County Texas and being a part of a called 3.0729 acre tract conveyed by Mary Robinson to Flora Jean Rattif by deed dated 8/16/1998 and recorded in Volume 643 Page 853 Official Public Records Tyler County (OPRTC). The said 3.0729 acre tract also being described in a deed to Waycat Inc. recorded in Volume 910 Page 505 OPRTC. The said 1.295 acre tract being more particularly described as follows:

Bearings are based on the most southerly south line of said 3.0729 acre tract, called East.

Beginning at a 3/8" iron rod found in the north line of the L. D. Powell Subdivision recorded under Plat File 50 Tyler County Plat Records for the southwest corner of the Donald Goette called 0.93 acre tract described in Volume 451 Page 119 Tyler County Deed Records and most southerly southeast corner of the said 3.0729 acre tract;

Thence West 139.90 feet with the north line of said L. D. Powell Subdivision and south line of said 3.0729 acre tract to a 5/8" iron rod found for the southwest corner of said 3.0729 acre tract, a steering column found for the southwest corner of a 4.1091 acre tract described in Volume 489 Page 354 OPRTC Bears S 89 deg 56' 29" W 99.56 feet;

Thence N 05 deg 15' 00" W 378.10 feet with the west line of said 3.0729 acre tract to a 1/2" iron rod set in the south line of the Mary Robinson called 2.3898 acre tract described in Volume 489 Page 354 OPRTC for the northwest corner of said 3.0729 acre tract;

Thence N 89 deg 33' 46" E 26.38 feet with the south line of said 2.3898 acre tract and north line of said 3.0729 acre tract to a 1/2" iron rod set on the west line of a called 2.179 acre tract conveyed by Mary Robinson to Robert Williams by deed dated 8/14/1998 and recorded in Volume 643 Page 871 OPRTC, a 5/8" iron rod found for the northwest corner of said 2.179 acre tract Bears N 08 deg 21' 40" W 121.54 feet;

Thence S 08 deg 21' 40" E 235.31 feet with the west line of said 2.179 acre tract to a 1/2" iron rod set for the southwest corner of said 2.179 acre tract;

Thence N 75 deg 39' 24" E 421.14 feet with the south line of said 2.179 acre tract to a 1/2" iron rod found on the west right of way of Texas State F. M. Highway 92 for the southeast corner of said 2.179 acre tract, a large iron stake (5") found for the most easterly northeast corner of said 2.179 acre tract Bears N 07 deg 04' 32" W 133.42 feet;

Thence with the west right of way of said F. M. Highway 92 and a curve to the left an arc distance of 125.29 feet to a 3/8" iron rod found for the most easterly southeast corner of said 3.0729 acre tract and northeast corner of said 0.93 acre tract, said curve having a radius of 5781.51 feet and a chord bearing and distance of S 08 deg 21' 27" E 125.29 feet;

Thence S 89 deg 08' 55" W 332.21 feet with the north line of said 0.93 acre tract and easterly south line of said 3.029 acre tract to a 3/8" iron rod found for the northwest corner of said 0.93 acre tract and an interior corner of said 3.0729 acre tract;

Thence S 09 deg 26' 29" E 120.97 feet with the west line of said 0.93 acre tract and westerly east line of said 3.0729 acre tract to the Place of Beginning containing 1.295 acre of land more or less.

These field notes are based on a plat and on the ground survey made by Donald E. Ogden, Registered Professional Land Surveyor No. 5217, Survey dated February 28, 2008.


Donald E. Ogden RPLS # 5217



EXHIBIT A
PAGE 1 OF 1 PAGES

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 4th day of April, 2021, James R. Flebbe (the "Grantor"), executed a Deed of Trust conveying to William Powell, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Tyler County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of March, 2026, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, under the stairs of the North entrance of Tyler County Courthouse, where the Commissioners Court has designated such sales to take place. The courthouse is located at 100 West Bluff, Woodville, Texas 75979.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

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 send of this notice immediately.

Said Property is described as follows:

1. FIELD NOTE DESCRIPTION OF A 1.295 ACRE TRACT SITUATED IN THE W. W. HANKS SURVEY, ABSTRACT 348, TYLER COUNTY, TEXAS. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the ___ day of February, 2026.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: Donna Caddenhead
Donna Caddenhead Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

NO. _____ TIME 8:10am

FEB 10 2026

JANET BROWN, COUNTY CLERK
TYLER COUNTY, TEXAS
by _____