

Notice of Foreclosure 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 this office immediately.

Foreclosure sale

County: Colorado County, Texas

Date of Sale (first Tuesday of month): Tuesday, June 2nd, 2026

Time of Sale: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. locate time; and the beginning not earlier than 10:00 a.m., and the sale will be conducted no later than 1:00 p.m.

Place of Sale: Colorado County Annex Building, Colorado County, Texas, at the following location: 318 Spring Street, Columbus, Texas 78934, the foyer, inside the main entrance, of the Colorado County Annex Building, which is near the intersection of Spring Street and Travis Street, Columbus, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold: The property to be sold is described as follows:

9.00 acres of land lying and situated in Colorado County, Texas, out of the Thos. Cartwright League, Abstract No. 11. Said tract being a part or portion of that certain 24.09 acres of land described in a Deed from Viola Jenkins to Grantor and recorded in Volume 315, Page 264, of the Deed Records of Colorado County, Texas, to which reference is made for all purpose, and the said 9.00 acre tract being described by metes and bounds as follows, to-wit:

BEGINNING at an iron bar found for the Northwest corner of said 24.09 acre tract, said corner being also in a fence line.

THENCE S 70 Deg. 08' 42" E a distance of 614.01 feet with present fence line, the Northeast boundary line of said 24.09 acre tract to a ½ inch iron pin set for corner, said corner being also in Southwest right of way line of Farm to Market Highway No. 102.

THENCE S 41 Deg. 31' 56" E a distance of 103.48 feet with Southwest right of way line of said Highway No. 102 to a ½ inch iron pin set for corner, said corner being also North corner of Strickland Lane, a county road.

THENCE S 20 Deg. 36' 38" W a distance of 518.51 feet with Northwest right of way line of said Strickland Lane to a ½ inch iron pin set for corner being also East corner of a 14.668 acre tract this day surveyed out of said 24.09 acre tract.

THENCE N 69 Deg. 21' 35" W a distance of 694.62 feet with Northeast boundary line of said 14.668 acre tract to ½ inch iron pin set in Northwest boundary line of said 24.09 acre tract.

THENCE N 19 Deg. 30' E a distance of 558.51 feet with Northwest boundary line of said 24.09

acre tract to place of beginning, containing 9.00 acres of land.

Being the same land described in deed dated May 29, 2007 from Carol L. Ellis Bugg to Vergis Bourgeois, Jr., recorded in Volume 559, Page 685, Deed Records of Colorado County, Texas. Also being the same land described in deed of trust dated May 29, 2007, from Vergis Bourgeois, Jr., to Barbara J. Ellis Living Trust, recorded in Volume 559, Page 690, Deed Records of Colorado County, Texas.

Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust dated May 29, 2007, and recorded in the office of the County Clerk of Colorado County, Texas, recorded in Volume 559, Pages 690-695, Official Records of Colorado County, Texas.

Original Grantor: Vergis Bourgeois, Jr.

Current Owner: Estate of Vergis Bourgeois, Jr., Deceased

Vergis Bourgeois Jr. passed away on June 30, 2022, as evidenced by probate proceedings under Cause No. 521571, Probate Court No. 2, Harris County, Texas. Per Last Will and Testament of of the Estate of Vergis Bourgeois Jr., Deceased, Arga Vervai Bourgeois was the beneficiary of the property.

Original Trustee: Val Walters

Substitute Trustee appointed November 13, 2023: Debby Jurasek, Megan Randle, Ebbie Murphy or David Garvin

Substitute Trustee appointed on October 24, 2025: Shannon M. Raabe-Barnes

Substitute Trustee's Address: 236 West Colorado Street, La Grange, Texas 78945

Beneficiary: Barbara J. Ellis Living Trust

Obligations Secured: Indebtedness evidenced by Real Estate Mortgage Note dated May 29, 2007, in the original principal amount of \$123,750.00, due and unpaid to Barbara J. Ellis Living Trust, executed by Vergis Bourgeois, Jr., or any other debt secured by the Property.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, Barbara J. Ellis, as Trustee of the Barbara J. Ellis Living Trust, the owner and holder of the Note, has requested Shannon M. Raabe-Barnes of Schovajsa, Holub & Barnes, LLP whose address is 236 West Colorado Street, La Grange, Texas 78945, as substitute trustee, to sell the property. The Trustee has been appointed Substitute Trustee in the place of original trustee, in the manner authorized by the deed of trust.

Term 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 Beneficiary'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, Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, on the date and time specified to satisfy the debt secured by the Deed of Trust, and applicable Texas law.

If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed 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 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 Beneficiary. Prospective bidders are strongly urged to examine the applicable property to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed to the undersigned.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **“AS IS,” without any express 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, Substitute 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 Substitute Trustee.

SUBSTITUTE TRUSTEE

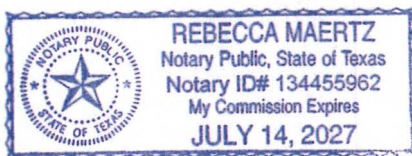
Shannon M. Raabe-Barnes
Schovajsa, Holub & Barnes, LLP
236 West Colorado Street
La Grange, Texas 78945
(979) 968-3184
Shannon@lagrangelawyers.com

FILED FOR RECORD
COLORADO COUNTY, TX
2026 APR 24 PM 1:19
KIMBERLY HENKE
COUNTY CLERK
OK

THE STATE OF TEXAS
COUNTY OF FAYETTE

Before me, the undersigned authority, on this day personally appeared Shannon M. Raabe-Barnes, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that she 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 23rd day of April, 2026.



Notary Public, State of Texas