

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 2nd day of February 2026; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the 119 N Main St. Paris, Texas 75460.

Date of Deed of Trust: July 25, 2025

Executed by: David Mbugua, a single man

Original Trustee named in Deed of Trust: L. Scott Horne

Original amount of Secured Indebtedness: \$200,000.00

Original Beneficiary named in Deed of Trust: A B Investors, LLC

Property described in Deed of Trust:

See the legal description attached hereto as Exhibit A, attached hereto and incorporated herein by reference for all purposes. Also known as 521 County Road 15190 Blossom, Texas 75416.

Said Deed of Trust is recorded under Instrument No. 225266-2025 in the Deed of Trust Records, Lamar County, Texas

EXECUTED this 13th day of January 2026



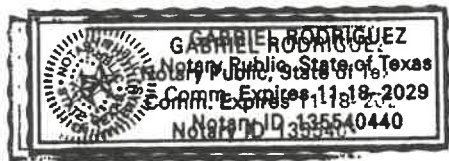
L. Scott Horne
Substitute Trustee
1795 Northwest Highway
Garland, Texas 75041
972/271-1700
scott@hornerealestatelaw.com


RECEIVED
On this the 13 day of Jan, 2026.

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 13 day of January, 2026,
by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

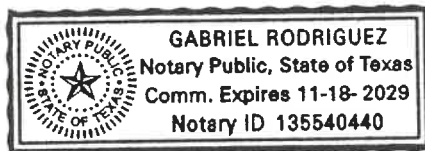


EXHIBIT "A"
LEGAL DESCRIPTION
For 521 County Road 15190 Blossom, Texas 75416

Situated about 14.7 miles South 66 ° East from the City of Paris, in the County of Lamar, State of Texas, a part of the John Pew Survey #718 and being all of a called 11.927 arce tract conveyed to Vanderbilt Mortgage and Finance, Inc. by Deed recorded Number 069994-2009 of the Official Public Records of said County and State.

Beginning at metal post found in the North boundary line of County Road #15190 and being the Southwest corner of the 11.927 acre tract and being in the South boundary line of the 102.27 acre tract (parent tract to the 11.927 acres) conveyed to Wayne Brannan by Deed recorded in VOL. 1045. Page 17 of the Real Property Records of said County and State

Thence North 89°09'52" East along said County Road and South Boundary line a distance of 306.00' to a bois d'arc post found at the Southeast corner of the 11.927 acres;

Thence North 0°15'57" East a distance of 1695.25" to bois d'arc post found in the South boundary line of a called 110.06 acre tract conveyed to Gina Lanell Lane by Deed recorded in Vol. 642, Page 296 of the Deed Records of said County and State, said point being in the North boundary line of the 102.27 acre tract:

Thence South 89°33'55" West along said South boundary line a distance of 306.86" to a metal post found at the Northwest corner of the 11.927 acre tract;

Thence South 0°14'09" West a distance of 1697.38" to the point of beginning and containing 11.93 acres of land.