



FILED FOR RECORD
at 1:10 o'clock P M
FEB 09 2026

Notice of Foreclosure Sale

Rachel Lamb Geeslin
County Clerk, Hamilton Co., Texas

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.

1. *Property to Be Sold.* The property to be sold is described as follows:

Tract One:

BEING a tract of land out of the George Hodge Survey, Abstract No. 345, Hamilton County, Texas and being part of a called 57.38 acre tract of land described as "First Tract", all of a called 75 acre tract described as "Third Tract" and all of a called 70 acre tract described as "Second Tract" in deed to Mark Allen Sellers and wife, Sabrina Marie Sellers recorded in Volume 452, Page 618 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the northeast right-of-way line of Farm Market Road No. 1602 (a 60-footwide right-of-way) for the south corner of said 57.38 acre tract; (Grid Coordinates: N:10619450.91, E:3029950.39)

THENCE with said northeast right-of-way line, North 32°25'26" West, a distance of 887.45 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4540" found for the south corner of a called 14.40 acre tract of land described in deed to Vadoerva, LLC recorded in Volume 589, Page 437 of said Real Property Records;

THENCE departing said northeast right-of-way line of F.M. 1602 and with the southeast lines of said 14.40 acre tract, the following courses and distances:

North 51°35'23" East, a distance of 267.81 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4540" found for corner;

North 5°04'45" East, a distance of 741.47 feet to a 3" steel pipe post found for corner;

North 58°20'25" East, a distance of 737.59 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4540" found for corner;

North 31°40'45" West, a distance of 161.88 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4540" found in the southeast line of a called 520.00 acre tract of land described in deed to Percy Angus Ranch, LLC recorded in Volume 464, Page 315 of said Real Property Records for the north corner of said 14.40 acre tract and being the west corner of said 75 acre tract;

THENCE with said southeast line of the 520.00 acre tract, North 58°21'58" East, a distance of 3593.74 feet to a 3" steel pipe post found for a northeast corner of said 520.00 acre tract, being in the south line of a called 187 acre tract of land described in deed to David Melde recorded in Volume 338, Page 777 of said Real Property Records and being the north corner of said 70 acre tract;

THENCE with the northeast line of said 70 acre tract, South 32°01'40" East, a distance of 1753.44 feet to a 3/8" iron rod with "SHOCKLEY" cap found for the east corner of said 70 acre tract and being the north corner of a called 167.445 acre tract of land described in deed to Mark Allen Sellers recorded in Volume 272, Page 862, Deed Records, Hamilton County, Texas;

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THENCE with the southeast lines of said 70 acre tract, 75 acre tract and said 57.38 acre tract, the following courses and distances:

South 58°32'23" West, passing a 4" concrete monument found for the south corner of said 70 acre tract at a distance of 1738.93 feet and continuing in all a total distance of 3391.02 feet to a 5/8" iron rod found for the west corner of said 167.445 acre tract;

North 48°53' 32" West, a distance of 65.55 feet to a 5/8" iron rod found for corner;

South 58°32'23" West, passing a 4" concrete monument found for the south corner of said 75 acre tract at a distance of 194.03 feet and continuing in all a total of 1629.78 feet to the POINT OF BEGINNING and containing 187.61 acres or 8,172,383 square feet of land.

Being the same land described in deed recorded in Volume 452, Page 318 of the Real Property Records of Hamilton County, Texas, Save & Except that certain tract of land described in deed recorded in Volume 589, Page 437 of the Real Property Records of Hamilton County, Texas.

Tract Two:

BEING a tract of land being approximately 160.05 acres out of the George Hodge Suivey, Abstract No. 345 and being approximately 7.71 acres out of the Sophia J. St. Johns Survey, Abstract No. 789, Hamilton County, Texas and being part of a called 167.445 acre tract of land described in deed to Mark Allen Sellers recorded in Volume 272, Page 862 of the Deed Records, Hamilton County, Texas, being part of a tract of land described in deed to Mark Allen Sellers recorded in Volume 314, Page 396 of the Real Property Records, Hamilton County, Texas and being part of a tract of land described in deed to Mark Allen Sellers recorded in Volume 314, Page 401 of said Real Property Records and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the northeast right-of-way line of Farm Market Road No. 1602 (a 60-footwide right-of-way) for the south corner of a called 57.38 acre tract of land described as "First Tract" in deed to Mark Allen Sellers and wife, Sabrina Marie Sellers recorded in Volume 452, Page 618 of said Real Property Records and being the west corner of this tract; (Grid Coordinates: N:10619450.91, E:3029950.39)

THENCE departing said northeast right-of-way line of F.M. 1602 and with the southeast line of said 57.38 acre tract, North 58°32'23" East, passing a 4" concrete monument found for the south corner of a called 75 acre tract described as "Third Tract" in said deed to Mark Allen Sellers and wife, Sabrina Marie Sellers recorded in Volume 452, Page 618 of said Real Property Records at a distance of 1435.75 feet and continuing in all a total of 1629.78 feet to a 5/8" iron rod found for corner;

THENCE with the southeast lines of said 75 acre tract, the following courses and distances:

South 48°53'32" East a distance of 65.55 feet to a 5/8" iron rod found for the west corner of said 167.445 acre tract;

North 58°32'23" East, passing a 4" concrete monument found for the south corner of a called 70 acre tract described as "Second Tract" in said deed to Mark Allen Sellers and wife, Sabrina Marie Sellers recorded in Volume 452, Page 618 of said Real Property Records at a distance of 1652.09 feet and continuing in all a total distance of 3391.02 feet to a 5/8" iron rod found for the north corner of said 167.445 acre tract and being the west corner of a called 163.327 acre tract of land described in deed to David B. Melde recorded in Volume 296, Page 566 of said Deed Records and being the north corner of this tract;

THENCE with the northeast line of said 167.445 acre tract, South 32°50'36" East, passing a 4" steel pipe post found in the northwest line of County Road 225 for reference at a distance of 2255.41 feet and

continuing in all a total distance of 2275.41 feet to a cotton gin spindle set in the center of said County Road 225 for the east corner of this tract;

THENCE with said center of County Road 225, South 57°38'51" West, a distance of 1157.07 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set hereon called "iron rod set" for corner at an angle point in said northwest line of County Road 225 for the northeast corner of said Sellers Tract described in Volume 314, Page 401 of said Real Property Records and being the southernmost south corner of this tract;

THENCE continuing with said center of County Road 225, the following courses and distances:

South 4°47'32" East a distance of 599.07 feet to a cotton gin spindle set for corner;
South 37°40'08" West, a distance of 341.27 feet to a cotton gin spindle set for corner;

THENCE departing said center of County Road 225, the following courses and distances:

North 51°36'29" West, a distance of 2748.84 feet to an iron rod set for corner;
South 47°29'35" West, a distance of 2430.00 feet to an iron rod set for corner in said northeast right-of-way line of F.M. 1602 for the westernmost south corner of this tract;

THENCE with said northeast right-of-way line of F.M. 1602, the following courses and distances:

North 32°59'05" West, a distance of 749.43 feet to an iron rod set for corner;
North 30°07'05" West, a distance of 100.10 feet to an iron rod set for corner;
North 32°59'05" West, a distance of 48.00 feet to the POINT OF BEGINNING and containing 167.76 acres or 7,307,505 square feet of land.

Tract Three:

Being two tracts of land out of the Sophia J. St. John Survey located in Hamilton County, Texas and being more fully described as follows:

TRACT A:

Being 100 acres of land out of the Sophia St. John 4000 acre survey and described as follows:

BEGINNING at the N.E. corner of a subdivision of said St. John Survey by J.M. Livingston for the N.W. corner of this subdivision, in the North line of said St. John survey;

THENCE S. 30 E. 780 vrs. a S.M. in Livingstons East line for the S.W. corner of this subdivision;

THENCE N. 60 E. 723 7/10 varas to the S. E. corner of this subdivision in West line of I.B. Byrd Subdivision;

THENCE N. 30 W. 780 vrs. Byrds N.W. corner for the N.E. corner of this tract;

THENCE S. 60 W. 723 7/10 varas to the beginning containing 100 acres. Being the land in deed from A.M. Oglesby Sr., et ux to A.M. Oglesby Jr. said deed dated September 6, 1906 and recorded in Volume 27, Page 476 of the Deed Records of Hamilton County, Texas.

TRACT B:

Being 50 acres of land, and being out of the Sophia J. St. John 4000 acre survey and described as follows:

BEGINNING at the N.E. corner of a subdivision, sold J.M. Livingston;

THENCE S. 30 E. 1170 vrs. a stone mound;

THENCE N. 60 E. 723 7/10 vrs. to the S.E. corner of subdivision sold I.B. Byrd;

THENCE N. 30 W. 1170 vrs. Byrds N. W. corner for the N. E. corner of this;

THENCE S. 60 W. 723 7/10 vrs to the Beginning, containing 150 acres of land.

SAVE & EXCEPT: 100 acres heretofore sold by A.M. Oglesby Sr., and wife, to the said A.M. Oglesby Jr., as the same appears of record in Volume 27, Page 476 of the Deed Records of Hamilton County, Texas, and being the land described in deed from A.M. Oglesby Sr., to A.M. Oglesby Jr., said deed dated June 19, 1909, and recorded in Volume 29, Page 411 of the Deed Records of Hamilton County, Texas.

FURTHER SAVE & EXCEPT: All that certain tract or parcel of land situated in Hamilton County, Texas, and being 32.683 acres of land out of the Sophia St. John Survey, A-789 and being a part of that 150 acre tract described in Deed to Richard C. Jones, per Volume 242, Page 11 of the Hamilton County Deed Records, said 32.683 acre tract described by metes and bounds as follows:

BEGINNING at a steel pin found at the base of a railroad tie for a corner post, the NWC of said 150 acre tract and the NWC of this;

THENCE S. 19-00 W. along a wire fence, at 1109.5 feet a steel pin found at the base of a railroad tie for a corner post being in the North line of County Road 225, at 1137.5 feet a steel pin set in the centerline of said road at a corner thereof, said pin the SWC of this;

THENCE N. 88-29-40 E. along the centerline of said county road, at 1693.82 feet a steel pin set at a corner from which a steel pipe for a corner post bears North 33.2 feet, said pin an exterior corner of this;

THENCE N. 46-02 E. along said road centerline, at 629.25 feet a steel pin set in the North line of said 150 acre tract being at an interior corner of said road, said pin the NEC of this;

THENCE N. 71-22-15 W. at 18 feet a steel pin set for a reference point in a gateway and continuing along a wire fence, at 1879.65 feet the point of beginning and containing 32.683 acres of land.

Being the same tracts or parcels of land described in Deed recorded in Volume 542, Page 612 in the Real Property Records of Hamilton County, Texas.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 20221567 in Volume 613, Page 367, Official Public Records of Hamilton County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: March 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.

Place: Hamilton County Courthouse in Hamilton, Texas, at the following location: West center steps of courthouse, 102 North Rice Street, Hamilton, Texas 76531.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the *Texas Property Code*. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 or any substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee. This sale will be conducted subject to the right of rescission contained in section 51.016 of the *Texas Property Code*.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Mark A. Sellers and wife, Sabrina M. Sellers. The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$1,840,000.00, executed by Mark A. Sellers

and wife, Sabrina M. Sellers, and payable to the order of First National Bank of McGregor; and (b) all renewals and extensions of the note. First National Bank of McGregor is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, First National Bank of McGregor.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 OR MORTGAGE SERVICER.

Dated February 9, 2026.



WALT FAIR, Substitute Trustee
Attorney for First National Bank of McGregor
State Bar Number 06781800
1508 North Valley Mills Drive
Waco, Texas 76710
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FILED and RECORDED

Instrument Number: 20260215 B: RP V: 668 P: 529

Filing and Recording Date: 02/09/2026 01:13:51 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script that reads "Rachel L. Geeslin".

Rachel Lamb Geeslin, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.