

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Foreclosure Sale

FILED FOR RECORD

at _____ o'clock _____ M

Date: April __, 2026

APR 08 2026

Deed of Trust

Rachel Lamb Geeslin
County Clerk, Hamilton Co., Texas

Dated: November 24, 2021

Grantor: Dustin Vaught, a single person, and Heather Fink, a single person

Substitute Trustee: Karl R. Quebe

Lender: Daniel Chorenziak

Recorded in: Deed of Trust recorded under Instrument Number 20213307, real property records of Hamilton County, Texas.

Legal Description:

All of the undivided interest of Heather Fink, Deceased, in the following described property:

All that certain tract, or parcel of land being 32.591 acres out of the Toribio Caro Survey, A-1153 in Hamilton County, Texas, being a part of that 55 acre V.L. B tract from Wiliam C. Raibourn, per Volume 205, Page 23, Hamilton County Deed Records, and being more particularly described in the attached Exhibit A.

Note Secured by Deed of Trust (Note)

Date: November 24, 2021

Makers: Dustin Vaught, a single person, and Heather Fink, a single person

Original Principal Amount: \$540,000.00

Lender: Daniel Chorenziak

Foreclosure Sale:

Date of Sale of Property (first Tuesday of month): May 5, 2026

POSTED

4/8/2026
KR

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 at 10:00 a.m.

Place: The foreclosure sale will be conducted at the Hamilton County Courthouse, 102 N. Rice, Hamilton, Texas 76531, at the public venue in the area designated by the Hamilton County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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 Daniel Chorenziak, 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, Daniel Chorenziak, the owner and holder of the Note, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given that the Substitute Trustee will sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Substitute Trustee or Lender 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.

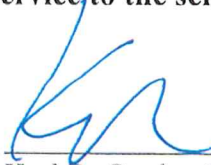
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Daniel Chorenziak. 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, 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 the Substitute Trustee.

THIS DOCUMENT ASSIGNS KARL R. QUEBE AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



Karl R. Quebe, Substitute Trustee
5400 Bosque Blvd., Ste. 312
Waco, Texas 76710
254-751-1830

EXHIBIT A

All that certain tract, or parcel of land situated in Hamilton County, Texas, and being 106.971 acres of land out of the Toribio Caro Survey, A-1153, and being all of that 55 acre V. L. B. tract described in Deed from Charnie Raibourn, per Volume 205, Page 29 and all of that 46.39 acre tract described in Deed to William C. Raibourn, per Volume 205, Page 12 and a part of that 55 acre V. L. B. tract for William C. Raibourn, per Volume 205, Page 23, Hamilton County Deed Records said 106.971 acre tract described in one tract by metes and bounds as follows:

BEGINNING at a steel pin set in the East line of F. M. Highway 1241 the S.W.C. of said 55 acre Charnie Raibourn tract and the S.W.C. of this;

THENCE: S. 71-04-40 E. along fenced South line of said 55 acre Charnie Raibourn tract and the S.W.C. of this;

THENCE: N. 19-14-10 E. along fence, at 1165.1 feet a steel pipe for a corner post, the S.E.C. of said 46.39 acre tract at 1984.2 feet the S.E.C. of said 55 acre tract for William C. Raibourn, at 2011.2 feet a steel pin set being N. 19-00 E, 1.0 feet from a 3 inch pipe for a corner post, the N.E.C. of this;

THENCE: N. 53-17-10 W. along fence at 1196.1 feet a steel pin set at the base of a 7 inch cedar corner post, an exterior corner of this;

THENCE: S. 36-17 W. along a crooked wire fence, at 386.44 feet a steel pin set in the South side of an old water trough, an interior corner of this;

THENCE: N. 65-39-00 W. along yard fence, at 153.5 feet a steel pin set at the base of a corner post an exterior corner of this;

THENCE: S. 26-50-30 W. along fence, at 67.0 feet a steel pin set, an interior corner of this;

THENCE: N. 65-27-55 W. along the tract of an old wire fence, at 990.7 feet a steel pin set in the East line of F. M. Highway 1241, the N.W.C. of this;

THENCE: 19-14 W. along said Highway at 824.2 feet a steel pin set at the P.C. of a circular curve to the left, an exterior corner of this;

THENCE: along the arc of said curve with data as follows: $R=437.46$ feet, $L=254.63$ feet and chord= S. 02-33 W. 251.05 feet;

THENCE: S. 14-07 E. along said Highway at 1178.7 feet the Point of Beginning and containing 106.971 acres of land.

SAVE & EXCEPT: 74.380 acres of land recorded in a deed from Daniel Gerard Chorenziak to Riverside Ranch, LLC., dated April 20, 2018, and recorded in Volume 534, Page 557 of the Real Property Records of Hamilton County, Texas and more particularly described as follows:

All that certain tract or parcel of land situated in Hamilton County, Texas, being 74.830 acres of land out of the Toribio Caro Survey, A-1153, and being part of that tract described in Deed to Daniel Chorenziak per Volume 514, Page 68, Real Property Records of Hamilton County, Texas and described by metes and bounds as follows:

BEGINNING at a steel pin found at the base of a corner post in the South line intersection of said Survey and the East line of F.M. Hwy. 1241, the S.W.C. of this;

THENCE: N. 15-44-08 W. along the fenced line of said Hwy. at 1178.60 feet a steel pin found the P.C. of a curve to the Right and an exterior corner of this;

THENCE: along said curve with data as follows, $R=437.46'$, $arc=256.86'$, and chord= N. 00-41-57 W., 252.86' a steel pin found at the base of a corner post;

THENCE: N. 17-25-07 E. along fence, at 331.11 feet a steel pipe for a corner post, the N.W.C. of this;

THENCE: S. 70-43-33 E. an unfenced line, at 2413.56 feet a steel pin set in the East line of this tract, the N.E.C of this;

THENCE: S. 17-43-48 W. along the fenced West line of the adjoining Stephen Wilson Survey, at 1483.63 feet a steel pipe for a corner post, the S.E.C of this;

THENCE: N. 72-27-43 W. along the fenced North line of the adjoining Hamilton School Land Survey, A-355, at 1681.04 feet the Point of Beginning and containing 74.830 acres of land.

FILED and RECORDED

Instrument Number: 20260599 B: RP V: 671 P: 293

Filing and Recording Date: 04/08/2026 09:56:47 AM 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.



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.