

2025 DEC 23 AM 9:04


WASHINGTON COUNTY CLERK**Notice of Foreclosure Sale**

Deed of Trust ("Deed of Trust"):

Dated: June 25, 2019

Grantor: Joyce Marie Krenek, Sole Trustee of the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust and any other trust resulting or derived therefrom including, but not limited to, the Joyce Marie Krenek Revocable Trust, the Krenek Marital Trust and the Krenek Family Trust

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Volume 1681, Page 847, Official Records of Washington County, Texas.

Legal Description:

All that certain 19.642 acre tract or parcel of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being out of the residue of that certain called 49 1/2 acre parcel as described by deed recorded in Volume 761, Page 587, Deed Records of Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

SAVE, LESS AND EXCEPT all that certain 1.000 acre tract of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being all of that certain called 1.000 acre parcel of described by deed recorded in Volume 948, Page 839, Official Records of Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

FURTHER, SAVE, LESS AND EXCEPT all that certain 5.00 acres, situated in Washington County, Texas, being out of the John Carrington Survey, Abstract No. 120, being a portion of a called 19.642 acre tract described in that deed dated July 21, 1995, from Perry L. Thomas, III, et ux to Alvin Krenek, et ux, recorded in Volume 792, Page 344, Official Records of Washington County, Texas, and being a portion of a called 49.5 acre tract described in that deed dated May 2, 2011 from Alvin John Krenek and Joyce Marie Krenek to the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust, recorded in Volume 1382, Page 268, Official Records of Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

AND FURTHER SAVE, LESS AND EXCEPT all that certain 2.548 acre tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas in the John Carrington Survey, A-120, being a portion of the same land described as 19,642 acres in a deed from Perry Lee Thomas, III, et ux to Alvin Krenek and wife, Joyce Marie Krenek, dated July 21, 1995, recorded in Volume 792, Page 344, Official Records of Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Secures: Adjustable-Rate Note ("Note") in the original principal amount of \$230,000.00, executed by Joyce Marie Krenek ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, February 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: Washington County Courthouse
100 East Main Street
Brenham, Texas 77833

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 Citizens State Bank'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, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

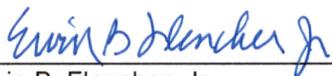
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Citizens State Bank. 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, 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 Trustee.

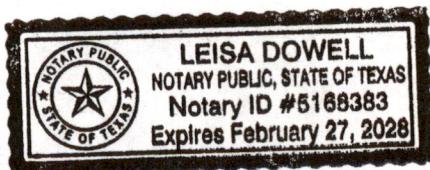
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.



Ervin B. Flencher, Jr.
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS)
COUNTY OF BURLESON)

This instrument was acknowledged before me on the 22nd day of December 2025 by Ervin B. Flencher, Jr.



Leisa Dowell
Notary Public, State of Texas

EXHIBIT "A"

Page 1 of 5

METES AND BOUNDS

DESCRIPTION

OF

19.642 ACRES

IN THE

JOHN CARRINGTON SURVEY, ABSTRACT 120

WASHINGTON COUNTY, TEXAS

Being all that certain tract or parcel of land containing 19.642 acres of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being out of the residue of that certain called 49 1/2 acre parcel as described by deed recorded in Volume 761, Page 587 of the Deed Records of Washington County, Texas, said 19.642 acre tract being more particularly described by metes and bounds as follows, to wit:

Commencing for reference at a 1/2 inch iron rod found for corner, same being in the common northwesterly margin of Kuhn Road (width varies), same being in the common southeasterly line of the residue of said called 49 1/2 acre parcel, same being the common southeast corner of that certain called 1.00 acre parcel as described by deed recorded in Volume 252, Page 34 of the Deed Records of Washington County, Texas, from which a 1/2 inch iron rod found for reference bears South 80 degrees 00 minutes 00 seconds West, a distance of 216.74 feet (called South 80 degrees 00 minutes 00 seconds West) (Basis of Bearings);

THENCE, with said common northwesterly margin and said common line, North 80 degrees 00 minutes 00 seconds East, a distance of 632.37 feet (called North 80 degrees 00 minutes 00 seconds East) to a 1/2 inch iron rod set for corner, and same being the POINT OF BEGINNING and most southerly southwest corner of the tract herein described;

THENCE, leaving said northwesterly margin, North 12 degrees 35 minutes 21 seconds West, a distance of 284.15 feet to a 1/2 inch iron rod set for corner, and same being an interior corner of the tract herein described;

THENCE, South 83 degrees 28 minutes 38 seconds West, a distance of 159.20 feet to a 1/2 inch iron rod set for corner, and same being a southerly interior corner of the tract herein described;

THENCE, South 77 degrees 34 minutes 35 seconds West, a distance of 483.74 feet to a 1/2 inch iron rod set for corner, and same being the most westerly southwest corner of the tract herein described;

THENCE, North 13 degrees 58 minutes 23 seconds West, a distance of 463.87 feet to a 1/2 inch iron rod found for corner, same being the common southeast corner of that certain called 1.031 acre parcel as described by deed recorded in Volume 346, Page 162 of the Deed Records of Washington County, Texas, and same being a westerly corner of the tract herein described;

THENCE, with said common line, North 14 degrees 16 minutes 29 seconds West (called North 14 degrees 33 minutes 12 seconds West) pass at a distance of 208.87 feet (called 208.75 feet) a 1/2 inch iron rod found for corner, same being the common northeast corner of said called 1.031 acre parcel,

EXHIBIT "A"

Page 2 of 5

in all, a distance of 464.03 feet to a 1/2 inch iron rod set for corner, same being in the common northwesterly line of the residue of the aforementioned called 49 1/2 acre parcel, same being in the common southeasterly margin of County Road No. 32 (Salem Church Road) (width varies), and same being the northwest corner of the tract herein described;

THENCE, with said common line and with said common southeasterly margin, North 68 degrees 07 minutes 54 seconds East, a distance of 694.74 feet (called North 68 degrees 30 minutes 00 seconds East) to a 3/8 inch iron rod found for corner, same being the common northwest corner of that certain called 1.00 acre parcel as described by deed recorded in Volume 584, Page 116 of the Official Records of Washington County, Texas, and same being the most northerly northeast corner of the tract herein described, from which a concrete highway monument found for reference bears North 68 degrees 39 minutes 20 seconds East, a distance of 226.89 feet (called North 68 degrees 23 minutes 03 seconds East, 225.65 feet) same being the northeast corner of said called 1.00 acre parcel, and same being the intersection of said southeasterly margin of County Road No. 32 and the southwesterly right-of-way line of State Highway No. 36 (width varies);

THENCE, leaving said common southeasterly margin and with said common line, South 13 degrees 53 minutes 38 seconds East, a distance of 194.16 feet (called South 14 degrees 12 minutes 40 seconds East, 194.69 feet) to a 3/8 inch iron rod found for corner, same being the common southwest corner of said called 1.00 acre parcel, and same being a northeasterly interior corner of the tract herein described;

THENCE, continuing with said common line, North 76 degrees 06 minutes 22 seconds East, a distance of 194.98 feet (called North 75 degrees 47 minutes 20 seconds East, 194.69 feet) to a 1/2 inch iron rod set for corner, same being the common southeast corner of said called 1.00 acre parcel, same being in the common northeasterly line of the residue of the aforementioned called 49 1/2 acre parcel, same being in the common southwesterly right-of-way line of said State Highway No. 36, and same being the most easterly northeast corner of the tract herein described;

THENCE, with said common line and said common southwesterly right-of-way line, South 06 degrees 15 minutes 16 seconds East, a distance of 415.92 feet (called South 05 degrees 17 minutes 00 seconds East) to a concrete highway monument found for corner, and same being an easterly exterior corner of the tract herein described;

THENCE, continuing with said common line and said common southwesterly right-of-way line, South 09 degrees 40 minutes 53 seconds East, a distance of 145.05 feet (called South 08 degrees 40 minutes 00 seconds East, 145.00 feet) to a concrete highway monument found for corner, and same being an easterly exterior corner of the tract herein described;

THENCE, continuing with said common line and said common southwesterly right-of-way line, South 13 degrees 52 minutes 19 seconds East (called South 12 degrees 55 minutes 00 seconds East) pass at a distance of 598.29 feet a concrete highway monument found for corner, in all, a distance of 602.23 feet to a 1/2 inch iron rod set for corner, same being the common southwesterly corner of the residue of the aforementioned called 49 1/2 acre parcel, same being the intersection of said common southwesterly right-of-way line of State Highway No. 36 and the aforementioned common northwesterly margin of Kuhn Road, and same being the southeast corner of the tract herein described;

THENCE, with said common northwesterly margin and with said common line, South 80 degrees 00 minutes 00 seconds West, a distance of 188.34 feet (called South 80 degrees 00 minutes 00 seconds West) to the POINT OF BEGINNING of the tract herein described and containing 19.642 acres of land, more or less.

COMPILED BY:

A-SURVEY, INC.
19 N. Miller
Belleville, Texas 77418
1-409-865-8111
April 2, 1995
PROJECT NO. 94388A



EXHIBIT "A"

Page 3 of 5

Save, Less and Except:

TRACT ONE:

METERS AND BOUNDS

DESCRIPTION

OF

1,000 ACRE

IN THE

JOHN CARRINGTON SURVEY, ABSTRACT 120

WASHINGTON COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 1,000 acre of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being all of that certain called 1,000 acre parcel as described by deed recorded in Volume 948, Page 839 of the Official Records of Washington County, Texas, said 1,000 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a $\frac{1}{2}$ inch iron rod found for corner, same being in the common southeasterly margin of County Road No. 32 (a.k.a. Salem Church Road) (width varies), same being the common northeast corner of that certain Tract I called 19.687 acre parcel as described by deed recorded in Volume 792, Page 348 of the Official Records of Washington County, Texas, and same being the POINT OF BEGINNING and northwest corner of the tract herein described;

THENCE, with said common southeasterly margin and said common line, North 68 degrees 08 minutes 37 seconds East, a distance of 172.13 feet (called North 68 degrees 08 minutes 37 seconds East, 172.13 feet) to a $\frac{1}{2}$ inch iron rod found for corner, same being the most northerly northwest corner of the residue of that certain Tract II called 19.642 acre parcel as described by deed recorded in Volume 792, Page 344 of the Official Records of Washington County, Texas, and same being the northeast corner of the tract herein described;

THENCE, leaving said common southeasterly margin and with said common line, South 14 degrees 18 minutes 29 seconds East, a distance of 255.28 feet (called South 14 degrees 18 minutes 29 seconds East, 255.28 feet) to a $\frac{1}{2}$ inch iron rod found for corner, same being a common westerly interior corner of the residue of said Tract II called 19.642 acre parcel, and same being the southeast corner of the tract herein described;

THENCE, with said common line, South 68 degrees 08 minutes 37 seconds West, a distance of 172.13 feet (called South 68 degrees 08 minutes 37 seconds West, 172.13 feet) to a $\frac{1}{2}$ inch iron rod found for corner, same being the most westerly northwest corner of the residue of said Tract II called 19.642 acre parcel, same being the common northeast corner of that certain called 1,000 acre parcel as described by deed recorded in Volume 974, Page 21 of the Official Records of Washington County, Texas, same being a common easterly corner of said Tract I called 19.687 acre parcel, and same being the southwest corner of the tract herein described;

THENCE, with said common line, North 14 degrees 18 minutes 29 seconds West, a distance of 255.28 feet (called North 14 degrees 18 minutes 29 seconds West, 255.28 feet) (Basis of Bearings) to the POINT OF BEGINNING of the tract herein described and containing 1,000 acre of land, more or less.

PROJECT NO. 02300A
December 12, 2002

COMPILED BY:



19 N. Miller Bellville, Texas 77418

1-979-865-8111 1-800-427-8783

EXHIBIT "A"

Page 4 of 5

Save, Less and Except:

TRACT TWO:

Blakley Land Surveying

4630 Wilhelm Lane
Burton, Texas 77833-5794

Telephone/Fax 979-289-3900

5.00 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 5.00 acres, situated in Washington County, Texas, being out of the John Canning Survey, Abstract No. 120, being a portion of a called 19.642 acre tract described in that deed dated July 21, 1995, from Perry L. Thomas, III, et ux to Alvin Krenek, et ux, recorded in Volume 792, Page 344 of the Official Records of Washington County, Texas, and being a portion of a called 49.5 acre tract described in that deed dated May 2, 2011, from Alvin John Krenek and Joyce Marie Krenek to the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust, recorded in Volume 1382, Page 268 of the Official Records of Washington County, Texas, said 5.00 acre tract being more particularly described as follows:

BEGINNING at a set $\frac{1}{2}$ inch iron rod, lying in the Southeast margin of Salem Road (public right-of-way), also lying in a Northwest line of the original called 19.642 acre tract, marking the Northeast corner of the Julie D. Shows called 1.00 acre tract (Volume 1227, Page 473, Official Records of Washington County, Texas), and marking a Northwest corner of the herein described tract (a found $\frac{1}{2}$ inch iron rod at fence corner, marking the Northwest corner of said Shows called 1.00 acre tract, bears S 68deg 07min 54sec W, 172.13 ft., from this point for reference);

THENCE along the Southeast margin of Salem Road, with a Northwest line of the herein described tract, N 68deg 07min 54sec E (record bearing for the Northwest line the original called 19.642 acre tract, this line being the BASIS OF BEARING LINE for this survey), 336.88 ft., to a $\frac{1}{2}$ inch iron rod, set for corner, and marking the Northeast corner of the herein described tract (a found $\frac{3}{8}$ inch iron rod at fence corner, marking a Northeast corner of the original called 19.642 acre tract, bears N 68deg 07min 54sec E, 185.74 ft., from this point for reference);

THENCE departing said road margin, with the East line of the herein described tract, S 16deg 34min 20sec E, 505.75 ft., to a $\frac{1}{2}$ inch iron rod, set for corner, and marking the Southeast corner of the herein described tract;

THENCE with the Southeast line of the herein described tract, S 68deg 07min 54sec W, 529.42 ft., to a $\frac{1}{2}$ inch iron rod, set for corner, lying in an East line of the Perry Lee Thomas, III, et ux called 19.687 acre tract (Volume 761, Page 586, Official Records of Washington County, Texas); also lying in a West line of the original called 19.642 acre tract, and marking the Southwest corner of the herein described tract;

THENCE along a portion of said East line of the Perry Lee Thomas, III, et ux called 19.687 acre tract, and along the East line of the Linda Thomas called 1.031 acre tract (Volume 346, Page 162, Deed Records of Washington County, Texas), with a portion of a West line of the original called 19.642 acre tract, N 13deg 58min 23sec W, 44.01 ft., to a point at railroad crossing in fence line, marking the Southeast corner of the Linda Thomas called 1.031 acre tract, marking a Northeast corner of said Thomas called 19.687 acre tract, and marking a deed angle of the original called 19.642 acre tract; and, N 14deg 18min 29sec W, 208.75 ft., to a point at railroad crossing in fence line, marking the Southwest corner of the aforementioned Julie D. Shows called 1.00 acre tract, and marking a Northwest corner of the herein described tract;

THENCE along the Southeast line of said Shows tract, with a Northwest line of the herein described tract, N 68deg 07min 54sec E, 172.13 ft., to a $\frac{1}{2}$ inch iron rod, set for corner, marking the Southeast corner of said Shows tract, and marking a re-entrant corner of the herein described tract;

THENCE along the East line of said Shows tract, with a West line of the herein described tract, N 14deg 18min 29sec W, 255.28 ft., to the PLACE OF BEGINNING and containing 5.00 acres of land.

W.O.R#2018-2718
May 22, 2018

Michael J. Blakley
Texas State Certified Land Surveyor No. 5935
I have prepared and made a part of this description.

EXHIBIT "A"

Page 5 of 5

Save, Less and Except:

TRACT THREE:

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
Texas Licensed Surveying Firm No. 10040700
P. O. Box 2037 - 1408 West Main Street
Brenham, Texas 77834-2037
(979) 836-6677 - Fax (979) 836-1177

3187-17

THE STATE OF TEXAS

SURVEYOR'S DESCRIPTION

COUNTY OF WASHINGTON

2.548 ACRES

ALVIN JOHN KRENEK AND JOYCE
MARIE KRENEK REVOCABLE LIVING
TRUST DATED MAY 2, 2011

All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas in the John Carrington Survey, A-120, being a portion of the same land described as 19.642 acres in a deed from Perry Lee Thomas, III, et ux to Alvin Krenek and wife, Joyce Krenek, dated July 21, 1995, recorded in Volume 792, Page 344, Official Records of Washington County, Texas (792/344, O.R.W.C., Tx), and being more fully described by metes and bounds as follows, to wit:

BEGINNING at a concrete highway monument (broken) found at the intersection of the west margin of State Highway 36 (243/589, O.R.W.C., Tx) with the north margin of Kuhn Lane, a county maintained road, being the southeast corner hereof and of said original tract;

THENCE along the north margin of Kuhn Lane, South 77 degrees 22 minutes 07 seconds West, 179.37 feet to the southwest corner hereof, being the southeast corner of a Perry Lee Thomas, III tract called 19.687 acres (792/343, O.R.W.C., Tx), a 1/2" iron rod found for reference bears North 15 degrees 31 minutes 38 seconds West, 3.44 feet;

THENCE along an east line of said Thomas tract and then through said original tract, as follows:
North 15 degrees 31 minutes 38 seconds West, 287.70 feet to a 1/2" iron rod found at a fence corner for the most easterly northeast corner of said Thomas tract, being an interior corner of said original tract;
North 16 degrees 05 minutes 42 seconds West, 333.67 feet to a 1/2" iron rod set at a cross-tie fence corner for the northwest corner of this tract; and
North 75 degrees 35 minutes 32 seconds East, 170.11 feet to a 1/2" iron rod set on the west margin of State Highway 36 for the northeast corner of this tract;

THENCE along the west margin of said highway, as follows:

South 12 degrees 31 minutes 58 seconds East, 40.62 feet to a concrete highway monument found; and
South 16 degrees 54 minutes 53 seconds East, 606.70 feet to the PLACE OF BEGINNING and containing 2.548 ACRES of land, more or less.

Reference is hereby made to a separate plat of the subject tract.

Iron rods set are fitted with plastic cap stamped "Lampe Surveying".

Bearings are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this description accurately represent the results of an on the ground survey made under my direction.

Dated this the 18th day of July, 2017.

J187Krock
3187-17



Matt D. Lampe
Matt D. Lampe
R.P.L.S. No. 5429
Lampe Surveying, Inc.

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF WASHINGTON

Deed of Trust Date:
June 22, 2022

Property address:
1013 FANNIN ST
BRENHAM, TX 77833

FILED AND INDEXED
WASHINGTON COUNTY CLERK

2026 JAN-8 PM 2:36
2026 JAN-8 PM 2:36

Grantor(s)/Mortgagor(s):
BRYAN ALAN SOLIS, A SINGLE MAN

LEGAL DESCRIPTION: Lot 20, Block 1, of Liberty Village Subdivision, a subdivision in Washington County, Texas, according to the map or plat thereof recorded in Plat Cabinet File Nos. 746B, 747A, and 747B and further affected by Replat recorded in Plat Cabinet No. 770A, Plat Records of Washington County, Texas.

Original Mortgagor:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagor:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: FEBRUARY 3, 2026

Property County: WASHINGTON

Original Trustee: ALLAN B. POLUNKSY

Recorded on: June 24, 2022
As Clerk's File No.: 4820
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Authorized Agent of Auction.com, LLC as Substitute
Trustee, Enrique Florez, Pete Florez, Marinosci Law Group
PC, Resolve Trustee Services, LLC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.**

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Authorized Agent of Auction.com, LLC as Substitute Trustee, Enrique Florez, Pete Florez, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 3, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Washington County Courthouse, 100 E. Main, Brenham, TX 77833 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

MARINOSCI LAW GROUP, P.C.

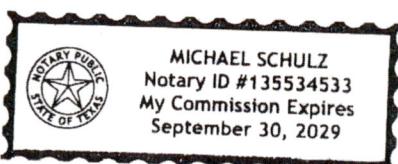
By: SAMMY HODDA
SAMMY HODDA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schmitz, the undersigned officer, on this, the 7 day of Jan 2026, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated. 

Witness my hand and official seal

(SEAL)



Notary Public for the State of TEXAS

My Commission Expires: 09-30-29

Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 25-07296

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001