

211 BABER STREET
BRENHAM, TX 77833

00000010048692

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: April 02, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE WASHINGTON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 23, 2010 and recorded in Document VOL 1360 PAGE 644 real property records of WASHINGTON County, Texas, with EULA THOMAS A SINGLE PERSON, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EULA THOMAS A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$71,872.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

FILED AND RECORDED
2024 FEB 22 PM 3:57
Beck A. Portman
WASHINGTON COUNTY CLERK



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND, CONTAINING 8205 SQ.FT., SITUATED IN WASHINGTON COUNTY, TEXAS, IN THE A. HARRINGTON SURVEY, ABSTRACT NO. 55, IN THE CITY OF BRENHAM, AND BEING CALLED TO BE A PORTION OF THE WEST MAIN ADDITION TO THE CITY OF BRENHAM (UNRECORDED), AND BEING ALL OF A CALLED 25 FT. BY 105 FT. TRACT DESIGNATED AS THIRD TRACT, AND A PORTION OF A CALLED 60 FT. BY 105 FT. TRACT DESIGNATED AS FIRST TRACT (ORIGINAL TRACT LESS A 7 FT. STRIP ALONG THE SOUTHEAST LINE), SAID TRACT DESCRIBED IN A DEED FROM ROY LORENZ, INDEPENDENT EXECUTOR OF THE WILL AND ESTATE OF MATHILDA LORENZ, DECEASED, TO MICHAEL GAJESKE, ET UX, DATED NOVEMBER 11, 1980 AND RECORDED IN VOLUME 403, PAGE 663 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 8205 SQ.FT. TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD, IN THE SOUTHWEST MARGIN OF BABER STREET, MARKING THE SOUTHEAST CORNER OF THE TOMMY WILLIAMS, ET UX TRACT (90 FT. BY 105 FT. TRACT, VOLUME 699, PAGE 224, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS), THE NORTHEAST CORNER OF THE ABOVE REFERENCED THIRD TRACT (25 FT. BY 105 FT. TRACT), AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 8205 SQ.FT. TRACT;

THENCE WITH THE SOUTHWEST MARGIN OF BABER STREET, BEING THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, S 13DEG 00MIN 00SEC E, AT 25 FT. PASS THE SOUTHEAST CORNER OF THE THIRD TRACT, ALSO BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED FIRST TRACT (60 FT. BY 105 FT. TRACT), AND CONTINUING, FOR A TOTAL DISTANCE OF 78.14 FT. (THIS LINE BEING THE BASIS OF BEARING LINE FOR THIS SURVEY) TO A FOUND 1/2 INCH IRON ROD, MARKING THE NORTHEAST CORNER OF THE LINDA SCHULZE TRACT (PARCEL B, CALLED TO BE 7 FT. BY 105 FT., BEING THE ABOVE REFERENCED "LESS TRACT", VOLUME 693, PAGE 851, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT (A FOUND 1/2 INCH IRON ROD, MARKING THE SOUTHEAST CORNER OF SAID PARCEL B, ALSO BEING THE ORIGINAL SOUTHEAST CORNER OF FIRST TRACT, LIES S 13DEG E, 7 FT. FROM THIS POINT);

THENCE DEPARTING SAID STREET MARGIN, WITH THE NORTHWEST LINE OF THE SCHULZE TRACT (PARCEL B), BEING THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, S 77DEG 01MIN 50SEC W, 105.00 FT. TO A FOUND 1/2 INCH IRON ROD AT CHAINLINK FENCE CORNER, LYING IN THE NORTHEAST LINE OF LOT 6 OF THE IMOGENE CHAPPEL'S SUBDIVISION (PLAT CABINET FILE NO. 34B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS), MARKING THE NORTHWEST CORNER OF THE SCHULZE TRACT (PARCEL B) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 8205 SQ.FT. TRACT;

THENCE WITH A PORTION OF THE NORTHEAST LINE OF SAID LOT 6 AND LOT 4 OF IMOGENE CHAPPEL'S SUBDIVISION, BEING THE SOUTHWEST LINE OF FIRST TRACT, N 13DEG 01MIN 19SEC W, AT APPROXIMATELY 53 FT. PASS THE NORTHWEST CORNER OF FIRST TRACT, BEING THE SOUTHWEST CORNER OF THIRD TRACT, AND CONTINUING, FOR A TOTAL DISTANCE OF 78.14 FT. TO A FOUND 1/2 INCH IRON ROD AT CHAINLINK FENCE CORNER, MARKING THE SOUTHWEST CORNER OF THE TOMMY WILLIAMS, ET UX TRACT, THE NORTHWEST CORNER OF THIRD TRACT, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 8205 SQ.FT. TRACT;

THENCE DEPARTING THE NORTHEAST LINE OF SAID SUBDIVISION, WITH THE SOUTHEAST LINE OF THE WILLIAMS TRACT, BEING THE NORTHWEST LINE OF THE THIRD TRACT, N 77DEG 01MIN 50SEC E, 105.03 FT. TO THE PLACE OF BEGINNING AND CONTAINING 8205 SQ. FT. OF LAND.

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: September 25, 2018

Grantors: George K. Wilson, IV, and wife, Meagan Wilson

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Volume 1648, Page 791, Official Records of Washington County, Texas.

Legal Description:

All that certain 11.52 acre tract or parcel of land, being out of the John Cole Survey, Abstract No. 32, situated in Washington County, Texas, being a portion of a called 21.96 acre tract described in that deed dated June 19, 2002 from Gerald Thomas Goad, et ux to Dudley C. Latimer, et ux, recorded in Volume 1037, Page 772, 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 \$450,500.00, executed by George K. Wilson, IV, ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, April 2, 2024

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 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.

Beth A. Portner
WASHINGTON COUNTY CLERK

2024 FEB 29 AM 9:11

FILED AND RECORDED

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.

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

STATE OF TEXAS)

COUNTY OF BURLESON)

This instrument was acknowledged before me on FEBRUARY 4, 2024 by Ervin B. Flencher, Jr., Trustee of Citizens State Bank.

Dorothy A. Schroeder
Notary Public, State of Texas



Exhibit "A"

Blakey Land Surveying

4650 Wilhelm Lane
Burton, TX 77835-5794

Telephone/Fax 979-289-3900

11.52 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 11.52 acre tract, situated in Washington County, Texas, being out of the John Cole Survey, Abstract No. 32, being a portion of a called 21.96 acre tract described in that deed dated June 19, 2002 from Gerald Thomas Goad, et ux to Dudley C. Lafimer, et ux, recorded in Volume 1037, Page 772, Official Records of Washington County, Texas, said 11.52 acre tract being more particularly described as follows:

BEGINNING at a found $\frac{1}{4}$ inch iron rod at fence corner, lying in the South margin of F.M. Highway 2621 (public right-of-way), marking a Northwest corner of the Edna Bernice Gaskamp, et vir called 120 $\frac{1}{4}$ acre tract (residue acreage) (Volume 250, Page 399, Deed Records of Washington County, Texas), the Northeast corner of the original called 21.96 acre tract (hereafter referred to as the "original tract"), and marking the Northeast corner of the herein described tract;

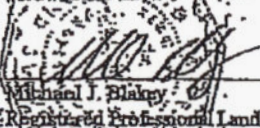
THENCE along a West line of said Gaskamp tract, with the East line of the original tract, S 00deg 03min 51sec E, 634.81 ft., to a found $\frac{1}{4}$ inch iron rod at fence corner, marking a re-entrant corner of said Gaskamp tract, a Southeast corner of the original tract, and marking the Southeast corner of the herein described tract;

THENCE along a North line of said Gaskamp tract, and along a portion of the North line of the Eric Posem, et ux called 29.51 acre tract (Volume 1373, Page 133, Official Records of Washington County, Texas), with a portion of a South line of the original tract, N 80deg 06min 46sec W, 953.07 ft., to a $\frac{1}{4}$ inch iron rod, set for corner, marking the Southeast corner of a 10.44 acre tract (surveyed this date), and the Southwest corner of the herein described tract;

THENCE along an East line of said 10.44 acre tract, with the West line of the herein described tract, severing the original tract, N 05deg 44min 58sec E, 460.12 ft., to a $\frac{1}{4}$ inch iron rod, set for corner, lying in the South margin of the aforementioned F.M. Highway 2621, also lying in the North line of the original tract, marking the Northeast corner of said 10.44 acre tract, and the Northwest corner of the herein described tract;

THENCE continuing along the South margin of F.M. Highway 2621, with the North line of the original tract, N 89deg 08min 32sec E, 892.21 ft., to the PLACE OF BEGINNING and containing 11.52 acres of land.

May 19, 2016
W.C. #2016-2376


Michael J. Blakey

Registered Professional Land Surveyor No. 5935

Being the same property described in deed dated November 18, 2016, executed by Eric Benitez and spouse, Marivel Alvarez to George K. Wilson IV, recorded in Volume 1562, Page 609, Official Records of Washington County, Texas.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 25, 2007 and recorded under Vol. 1235, Page 119, or Clerk's File No. 07-096402, in the real property records of WASHINGTON County Texas, with Morris McCulloch and Linda McCulloch, husband and wife as Grantor(s) and Walter Mortgage Company as Original Mortgagee.

Deed of Trust executed by Morris McCulloch and Linda McCulloch, husband and wife securing payment of the indebtedness in the original principal amount of \$56,700.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Morris McCulloch and Linda McCulloch. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE NESTER CLAY SURVEY, A-29, BEING A PORTION OF THE SAME LAND DESCRIBED AS 122.10 ACRES IN A DEED FROM HENRIETTA SCHLOTTMANN, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX TO OTTO C. SCHLOTTMANN, ET UX, DATED MARCH 20, 1973, RECORDED IN VOLUME 318, PAGE 596, DEED RECORDS OF WASHINGTON COUNTY, TEXAS (318/596, D.R.W.C., TX.), AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 04/02/2024

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: WASHINGTON County Courthouse, Texas at the following location: At the south entrance of the Washington County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



FILED AND RECORDED
FEB 29 2024
WASHINGTON COUNTY CLERK

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee 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 in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.


WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Pete Florez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on February 26, 2024.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: 

Printed Name: Pete Florez

C&M No. 44-23-2503

EXHIBIT A

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the Nester Clay Survey, A-29, being a portion of the same land described as 122.10 acres in a deed from Henrietta Schlottmann, Individually and as Independent Executrix to Otto C. Schlottmann, et ux, dated March 20, 1973, recorded in Volume 318, Page 596, Deed Records of Washington County, Texas (318/596, D.R.W.C.,Tx.), and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron rod found on a lower southwest line of said original tract at its intersection with the north margin of the right-of-way of F. M. Highway 390, a 100' wide strip from Henrietta Schlottmann, et al to the State of Texas (208/102, D.R.W.C.,Tx.), being the most eastern or southeast corner of a Craig Nelson, et ux tract described as 35.33 acres (912/427, O.R.W.C.,Tx.), and the southwest corner of the residue of said original Otto C. Schlottmann 122.10 acre tract;

THENCE, along common lines hereof and of said Craig Nelson tract, as follows:

N 44° 23' 42" W, 226.17 feet (called N 44° 24' 15" W, 226.33 feet in the description of said Nelson tract), to a 3/8" iron rod found at a fence corner, a 1/2" iron rod found for an exterior corner of said Nelson tract and for an interior corner of said original tract bears N 24° 38' 00" W, 1239.93 feet (called N 24° 38' 00" W, 1240.11 feet in the description of said Nelson tract); and
N 24° 38' 00" W, 54.02 feet, to a 1/2" iron rod set on said line for the northwest corner hereof;

THENCE, severing said original tract with the north and east lines hereof, as follows:

N 73° 32' 35" E, 263.65 feet, to a 1/2" iron rod set for the northeast corner hereof; and
S 16° 27' 25" E, 253.28 feet, to a 1/2" iron rod set on the north margin of F. M. Highway 390 for the southeast corner hereof, a found concrete highway monument bears N 73° 32' 35" E, 448.34 feet;

THENCE, along the north margin of F. M. Highway 390, common with the south boundary of the residue of said original 122.10 acre tract, S 73° 32' 35" W, 150.00 feet, to the PLACE OF BEGINNING, containing 1.250 ACRES of land. Surveyed by Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, during the month of August, 2000.

Prepared in conjunction with a separate survey plat of even date herewith.

Bearings are based on a northeast line (N 24° 38' 00" W, record call) of the Craig Nelson, et ux 35.33 acre tract (912/427, O.R.W.C.,Tx.).

NOTICE OF FORECLOSURE SALE

March 11, 2024

Deed of Trust ("Deed of Trust"):

Dated: November 23, 2021

Grantor: Justin Ryan Elliott and Robin Kate Elliott

Trustee: Liang Gao

Lender: Windsor Chase, LLC

Recorded in: Volume No. 1810, Page 488 of the Official Records of Washington County, Texas

Legal Description: 15.060 acre tract of land situated in the Andrew Miller Survey, Abstract Number 83, Washington County, Texas, (Called Tract 5) being a portion of that certain called 232.6 acre tract described in instrument to Kimi Cattle Company and Hospitality Ranch, LLC, recorded in volume 1586, Page 831, of the Official Public Records of Washington County, Texas (O.P.R.W.C.T.), said 15.060 acre tract being more particularly described by metes and bounds in the Attached Exhibit A.

Secures: Promissory Note ("Note") in the original principal amount of \$352,500.00, executed by Justin Ryan Elliott and Robin Kate Elliott ("Borrower") and payable to the order of Lender

Substitute Trustee: Megan Randle, Pete Florez, Ebbie Murphy, Florence Rosas David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

Date: Tuesday, April 2, 2024

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.

FILED AND RECORDED
2024 MAR 11 PM 3:57
Beck O. Rasmussen
WASHINGTON COUNTY CLERK

Place: Washington County Courthouse located at 100 E. Main, Suite 102, Brenham, Texas 77833, or any other place designated for real property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Washington County, Texas.

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 Windsor Chase, LLC'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, Windsor Chase, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Windsor Chase, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Windsor Chase, LLC'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 Windsor Chase, LLC 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 Windsor Chase, LLC. 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

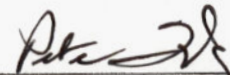
further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



Margaret H. Banahan
Veronica A. Martinez
R. Alex Weatherford
Banahan Martinez Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Telephone (281) 394-3122
Telecopier (281) 940-2743
Attorney for Lender



Megan Randle, Pete Florez, Ebbie Murphy, Florence
Rosas, David Garvin
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Exhibit A

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
 (936)756-7447 FAX (936)756-7448
 FIRM REGISTRATION No. 100834-00

JA 211892E

FIELD NOTE DESCRIPTION
TRACT 5
15.060 ACRES
IN THE ANDREW MILLER SURVEY, ABSTRACT NUMBER 83,
WASHINGTON COUNTY, TEXAS

BEING a 15.060 acre tract of land situated in the Andrew Miller Survey, Abstract Number 83, Washington County, Texas, being a portion of that certain called 232.6 acre tract described in instrument to Kimi Cattle Company and Hospitality Ranch, LLC, recorded in Volume 1586, Page 831, of the Official Public Records of Washington County, Texas (O.P.R.W.C.T.), said 15.060 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found in the southeasterly margin of Farm to Market Road 912 (FM 912), for the common northerly corner of said 232.6 acre tract and that certain called 91.609 acre tract described in instrument to Kenneth Sommers, recorded in Volume 1123, Page 572, O.P.R.W.C.T.;

THENCE South 65°44'17" West, 578.36 feet, with the southeasterly margin of said FM 912, the northwesterly line of said 232.6 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner and **POINT OF BEGINNING** of the herein described 15.060 acre tract;

THENCE severing, over and across said 232.6 acre tract, the following three (3) courses and distances:

1. South 03°29'49" East, 1,643.87 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 86°39'22" West, 419.51 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 03°29'49" West, 1,483.68 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly margin of said FM 912, the northwesterly line of said 232.6 acre tract, for the northwesterly corner of the herein described 15.060 acre tract;

THENCE North 65°44'17" East, 448.65 feet, with the southeasterly margin of said FM 912, the northwesterly line of said 232.6 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 15.060 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 1, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-15_TR 5.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

May 3, 2021
 Date



[Signature]
 Carey A. Johnson
 R.P.L.S. No. 6524

