

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 20th day of December, 2021, William Vides (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Jackson County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of August, 2026, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the downstairs main lobby at the front door of the courthouse facing Main Street, where the Commissioners Court has designated such sales to take place. The building is located at 115 West Main, Edna, Texas 77957.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

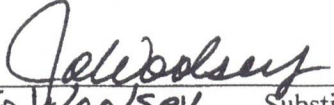
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

Said Property is described as follows:

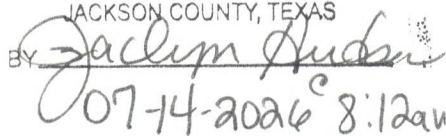
1. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 13th day of July, 2026.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Ste 320
Fort Worth, TX 76179

By: 
John P. Bolen, Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

FILED
Katherine M. Respondek, Clerk of County Court
JACKSON COUNTY, TEXAS
BY 
07-14-2026 8:12am

25.192 ACRES

THE STATE OF TEXAS}
THE COUNTY OF JACKSON}

BEING a 25.192 acre tract of land situated in the Jemimah Heard Survey, Abstract No. 28, Jackson County, Texas, being a portion of Lots 6 and 7 of Sanford Ranch Subdivision according to the established map or plat thereof recorded in Volume 7, Page 360 of the Deed Records, Jackson County, Texas and being the remaining portion of a called 51.36 acre tract of land as described by Gift Deed dated Nov. 29, 1990, conveyed from Victor C. Stavinoha and wife Rosie Stavinoha to Lawrence Stavinoha as recorded in Volume 740, Page 815 of the Deed Records, Jackson County, Texas, said 25.192 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a found 5/8" steel rebar with plastic cap stamped "CIVILCORP" along the south line of Stavinoha Road (a.k.a. County Road 237) (apparent 60-foot Right-of-Way) and being along the north line of said 51.36 acre tract marking the northwest corner of a called 12.327 acre tract of land described by instrument to Jerry D. Blackmon and Kimberly Blackmon as recorded in Volume 443, Page 638 of the Official Records, Jackson County, Texas for the northeast corner of the herein described tract;

THENCE, South 02°24'38" East (South 02°26'20" East), with the west line of said 12.327 acre tract, a distance of 1285.04 (1285.00) feet to a found 5/8" steel rebar with plastic cap stamped "CIVILCORP" marking the southwest corner of said 12.327 acre tract and being along the lower north line of a called 57.05 acre tract described by instrument to Wayne Bubela, et al as recorded in Volume 319, Page 320 of the Official Records, Jackson County, Texas for the southeast corner of the herein described tract

THENCE, South 75°23'57" West (South 77°51'14" West), with the common line between said 51.36 acre tract and said 57.05 acre tract, a distance of 485.27 feet to a found 2" pipe marking an angle point in the south line of said 51.36 acre tract, an exterior corner of said 57.05 acre tract, and marking the northeast corner of a called 10.4 acre tract of land described by instrument to the United States of America as recorded in Volume 498, Page 489 of the Deed Records, Jackson County, Texas for an angle point in the south line of the herein described tract;

THENCE, North 83°44'59" West (North 81°18'18" West), with the common line between said 51.36 acre tract and said 10.4 acre tract, a distance of 564.76 (565.12) feet to a found 2" pipe marking an angle point in the south line of said 51.36 and the north line of said 10.4 acre tract for an angle point in the south line of the herein described tract;

THENCE, North 50°11'54" West (North 47°47'54" West), continuing with the common line between said 51.36 acre tract and said 10.4 acre tract, a distance of 80.96 (80.90) feet to a found 2" pipe along the south line of said 51.36 acre tract, marking the north corner of said 10.4 acre tract and marking the southeast corner of a called 13.83 acre tract of land described by instrument to Gary Olsen and wife, Carleen Olson as recorded in Volume 412, Page 668 of the Official Records, Jackson County, Texas for the southwest corner of the herein described tract;

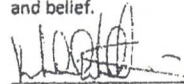
THENCE, North 23°06'43" East (North 24°47'52" East), with the east line of said 13.83 acre tract, a distance of 1191.42 (1191.43) feet to a found fence corner post marking an angle point in the east line of said 13.83 acre tract for an angle point in the west line of the herein described tract;

THENCE, North 02°21'22" West (North 00°40'13" West), continuing with the east line of said 13.83 acre tract, a distance of 175.85 (175.85) feet to a found 5/8" steel rebar with plastic cap stamped "CIVILCORP" along the south right-of-way line of said Stavinoha Road marking the northeast corner of said 13.83 acre tract for the northwest corner of the herein described tract, from which a found 2" pipe bears South 87°16'39" West (South 89°32'29" West) a distance of 48.17 (48.69) feet;

THENCE, North 87°52'47" East (North 89°39'15" East), with the north line of said 56.13 acre tract and the south right-of-way line of said Stavinoha Road, a distance of 579.11 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds a 25.192 acre tract of land, more or less.

Bearings are based on the Texas State Plane Coordinate System (NAD 83), South Central Zone (4204). This survey was adjusted using a combined scale factor of 1.00011291219724 (GEOID12B).

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in July, 2021 and are true and correct to the best of my knowledge and belief.



07/19/2021

Urban Surveying, Inc.
By: Michael K. Williams
Registered Professional Land Surveyor
Texas No. 6616



S24501.00