

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Being 1.54 acres of land, more or less, located in the J.P. Russell Survey No. 112, Abstract No. 733, Burnet County, Texas, being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

Date: Tuesday, July 1, 2025

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Burnet County Courthouse in Burnet, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

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. Such reposting or refiling may be after the date originally scheduled for this sale.

3. 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 cash on the date the property is sold.

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 or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to 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. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or 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 sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. 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.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust, Security Agreement, and Assignment of Leases and Rents executed by Reed's Moving & Storage, Inc., dated May 31, 2023 and recorded in Document Number 202305404 of the Official Public Records of Burnet County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$325,000.00 executed by Reed's Moving & Storage, Inc. payable to the order of Cadence Bank (collectively the "Obligation"). Cadence Bank is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: June 5, 2025.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
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STATE OF TEXAS:
COUNTY OF BURNET:

A 1.54 ACRE TRACT OF LAND OUT OF THE J. P. RUSSELL SURVEY NO. 112, ABSTRACT NO. 773 BURNET COUNTY, TEXAS CONVEYED TO BERND P. TIPPING AND KATHIE L. TIPPING IN VOLUME 1327, PAGE 130, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS (O.P.R.B.C.T.). THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83. DISTANCES SHOWN ARE GRID DISTANCES. SURFACE DISTANCES CAN BE OBTAINED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012. () DENOTES RECORD INFORMATION

BEGINNING AT A 1/2" REBAR FOUND WITH "1877" CAP BEING THE MOST NORTHERLY CORNER OF THIS 1.54 ACRES AND BEING THE SOUTHWEST CORNER OF 27.367 ACRES CONVEYED TO WF SPRINGS RANCH LLC. IN DOCUMENT NO. 202106369, O.P.R.B.C.T. AND BEING IN THE EAST RIGHT OF WAY LINE OF R.M. HIGHWAY NO. 1431 WITH A NORTHING AND EASTING OF N-10,179.999.77', E-2,988.459.89;

THENCE S65°42'00"E 277.18', ALONG THE NORTH LINE OF THIS 1.54 ACRES AND THE SOUTH LINE OF SAID 27.367 ACRES, TO A 1/2" REBAR FOUND WITH "1877" CAP BEING THE MOST EASTERLY CORNER HEREOF AND BEING THE SOUTHEAST CORNER OF SAID 27.367 ACRES AND BEING IN THE WEST LINE OF 12.597 ACRES CONVEYED TO MICHAEL DICKENS AND KANDY DICKENS RECORDED IN DOCUMENT NO. 202110106, O.P.R.B.C.T.;

THENCE S40°05'58"W 96.58', ALONG THE EAST LINE OF THIS 1.54 ACRES AND THE WEST LINE OF SAID 12.597 ACRES, TO A 1/2" REBAR FOUND BEING AN ANGLE POINT HEREOF;

THENCE S40°06'57"W 398.37' (S40°55'56"W 398.39'), ALONG THE EAST LINE OF THIS 1.54 ACRES AND THE WEST LINE OF SAID 12.597 ACRES, TO A 1/2" REBAR FOUND WITH "1877" CAP BEING THE MOST SOUTHERLY CORNER HEREOF AND IN THE EAST RIGHT OF WAY LINE OF SAID R.M. HIGHWAY NO. 1431;

THENCE N07°02'47"E 388.69' (N07°51'06"E 388.69'), ALONG THE WEST LINE OF THIS 1.54 ACRES AND THE EAST RIGHT OF WAY LINE OF SAID R.M. HIGHWAY NO. 1431, TO A 1/2" REBAR FOUND WITH "1877" CAP BEING AN ANGLE POINT HEREOF;

THENCE L1, N07°22'25"E 12.64' (N08°10'44"E), ALONG THE WEST LINE OF THIS 1.54 ACRES AND THE EAST RIGHT OF WAY LINE OF SAID R.M. HIGHWAY NO. 1431, TO A 1/2" REBAR FOUND BEING AN ANGLE POINT HEREOF;

THENCE WITH A CURVE TO THE RIGHT C1, AN ARC LENGTH OF 95.87', A RADIUS OF 1106.54', A CHORD BEARING AND LENGTH OF N10°08'36"E 95.84' (95.87'), ALONG THE WEST LINE OF THIS 1.54 ACRES AND THE EAST RIGHT OF WAY LINE OF SAID R.M. HIGHWAY NO. 1431, TO THE PLACE OF BEGINNING (P.O.B.).

EXHIBIT A PAGE 1 OF 1