

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale by Substitute Trustee.

1. **Property to be Sold.** All of the mortgaged property described in the Deed of Trust, real, personal, or mixed, including the real property described as follows:

See attached Exhibit "A"

2. **Type of Sale.** The sale is a nonjudicial Deed of Trust lien foreclosure sale by Substitute Trustee being conducted pursuant to the power of sale granted by the Deed of Trust dated March 18, 2021 (referred to herein as "Deed of Trust") executed by Ramiro Ramirez (hereinafter referred to in "Grantor"), to Robert Pu, III("Trustee"), for the benefit of HH& Land, LLC ("Beneficiary") recorded on March 25, 2021 Document No. 21-04607, in the real property records of Burnet County, Texas. The Co-Substitute Trustees are Richard G. Dafoe and/or Scott Hayes.

3. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including, but not limited to, the following: payment of that certain Promissory Note, dated April 9, 2022, in the Original Principal Amount of \$311,299.00, executed by Ramiro Ramirez and payable to Beneficiary, bearing interest and payable in accordance with the terms and provisions thereof. 7 Land, Inc. is the current owner and holder of the Note, the Deed of Trust and the related loan documents.

As of January 18, 2026, the unpaid principal due, accrued interest and late charges incurred on the Note total **\$346,285.21**. The per diem is **\$56.33**. Said amount does not include reimbursable costs and expenses, including attorneys' fees and collection costs incurred. Interest and reimbursable expenses have continued to accrue.

Collection expenses and the interest on the Note have continued to accrue at the rate set forth in the loan documents. In addition to the principal, accrued interest and late fees due, the Grantor, under the terms of the Note and the Deed of Trust, are liable for trustees' fees, attorneys' fees and expenses incurred by Lender in connection with the collection of this matter, as well as other indebtedness due Lender from Grantor.

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

Date: **April 7, 2026**

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

Place: **The sale will take place in the area at the front entrance of the Courthouse. This is the door facing Main Street, 700 Main Street, Burnet, Texas 78028 or the area for public sales of real estate or at such other place as designated by the County Commissioners.**

7 Land, Inc. reserves the right 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.

5. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, credit, or in any manner Co-Substitute Trustee deems sufficient to obtain the best price. The Beneficiary reserves the absolute right to postpone, cancel or reschedule the sale at any time before the property is sold.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold.

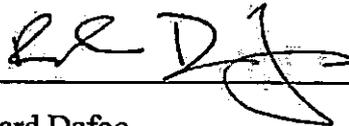
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed to the undersigned, Richard G. Dafoe, Waddell, Serafino, Geary, Rechner & Jenevein, P.C., 1717 Main Street, 25th Floor, Dallas, TX 75201, (214) 979-7427.

6. Default and Request to Act. Default has occurred under the Note and the Deed of Trust, and the Beneficiary has requested the undersigned, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE 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.

DATED: February 20, 2026.



Richard Dafoe

Co-Substitute Trustee

WADDELL SERAFINO GEARY RECHNER

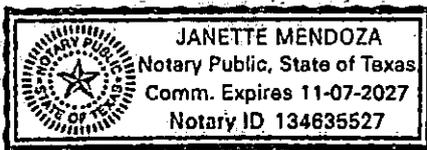
& JENEVEIN, P.C

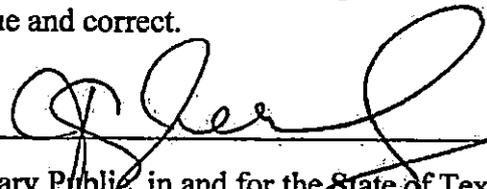
1717 Main St., Suite 2500

Dallas, Texas 75201

(214) 979-7400 Fax: (214) 979-7402

ACKNOWLEDGED, SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this 20th of February, 2026, personally appeared Richard G. Dafoe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same, that he has personal knowledge of the facts stated herein and that said facts were true and correct.





Notary Public, in and for the State of Texas

EXHIBIT "A"

All that certain lot or parcel of land situated in the County of Burnet and being more particularly describes as follows:

Being Lot Forty -Eight (48). Fifty (50) and Fifty-Two (52), Homestead Hills, a subdivision in Burnet County, Texas as shown by plat recorded in Document No. 202013106, Official Public Records of Burnet County, Texas.

AFTER RECORDING, RETURN TO:

RICHARD G. DAFOE

WADDELL SERAFINO GEARY RECHNER JENEVEIN, P.C.

1717 Main, Suite 2500

Dallas, Texas 75201