

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §

COUNTY OF LIVE OAK §

Date: February 05, 2026

Security Instruments:

Deed of Trust Security Agreement-Financing Statement dated May 9, 2018, from Debbie Arredondo (aka Debbie Jane Arredondo), Grantor, to R Bellows, Trustee, for E. Mark Katzfey GST Trust, Lender, recorded in Volume 371, Page 736 of the Official Records of Live Oak County, Texas; and UCC Financing Statement, Office of the Secretary State, filing number 18-0026421488, Document number 827773990002 (the "Security Instruments").

Note Secured by Security Instruments:

Promissory Note dated May 9, 2018, in the principal sum of Eighty Thousand Five Hundred and no/100 Dollars (\$80,500.00), and amendments and modifications thereof, including without limitation Modification Agreement No. 1, dated January 09, 2019, from Debbie Arredondo (aka Debbie Jane Arredondo), Borrower, to E. Mark Katzfey GST Trust, Lender.

Property: Any and all of Grantor's right, title and interest in and to all of the oil, gas, and other minerals and/or royalty interests, and all payments and other proceeds attributable thereto from oil, gas and mineral leases, production units, shared production units, allocations and all other sources in, on and under and/or produced, saved, and/or sold from real property and/or leases situated in Live Oak County, Texas, to-wit:

1. BEING a tract of land containing 71.78 acres, more or less, out of the Juan Houlihan Survey A-17, Live Oak County, Texas and being comprised of 70.83 acres out of Tract No. 18 and 0.95 acres out of Welhausen, Houston and Lowrance Subdivision, also known as the Taylor-Whitsett Subdivision, recorded in Volume I, Page 38, of the Plat Records of Live Oak County, Texas.
2. 0.688 acres, more or less, being a part of the Juan Houlihan Survey, No. 5, A-17, Live Oak County, Texas, and being depicted on map or plat recorded in Vol. T, Page 103 of the Deed Records of Live Oak County, Texas.
3. All that certain tract or parcel of land lying and being situated in Live Oak County, Texas, and being more particularly described as Lot No. Five (5) and Six (6), Block No. Twenty-Seven (27), Townsite of Whitsett, according to map or plat thereof recorded in Volume T, Page 103 of the Plat Records of Live Oak County, Texas.
4. Without limitation the following unit(s), allocations, and or associated wells: Taylor-Massengale Unit(s)/Allocation(s) and or Whitsett-Taylor Unit(s)/Allocations, EF Taylor Massengale PSA E 5H, EF Taylor Massengale PSA F 6H, and or EF Taylor Massengale PSA G7.
5. All monies, income, payments and other proceeds attributable to/from Grantor's oil, gas and other minerals and/or royalty interests including oil, gas and mineral leases, production units, shared production units, allocations and all other sources produced, saved, and/or sold from the above described real property.

Sale Location: On front steps of Live Oak County Courthouse, 301 Houston St., George West, Live Oak County, Texas, or at the area most recently designated by Live Oak County Commissioner's Court, or at the Live Oak County Courthouse where customarily held.

Sale Date: March 3, 2026

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 1:00 P.M., or within three hours from that time.

Terms of the Sale: Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the Security Instruments. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Security Instruments. All potential purchasers should conduct examinations of the property records for further assurances.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Security Instruments, the Lender directed, by and through agents, the Trustee to administer the trust provisions.

The above described Security Instruments encumber both real and personal property. This document constitutes formal notice by the Lender to foreclose and sell both the real property and personal property, as described in Lender's right and remedies under the Security Instruments and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Security Instruments.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Security Instruments and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Security Instruments and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Security Instruments, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Security Instruments, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Security Instruments for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure 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.



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FILED Feb 5 A.D. 20 26
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Nikki Walla DEPUTY
AT 10:05 O'CLOCK AM