

of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

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.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 10th day of April, 2026.

SUBSTITUTE TRUSTEE:

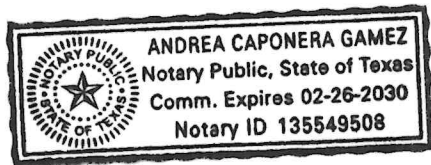


Matthew T. Taplett

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 10th day of April 2026, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.


Notary Public for the State of Texas



FILED 4.13. A.D. 2026
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Nikko Wallan DEPUTY
AT 1:04 O'CLOCK PM

**NAME, ADDRESS AND
TELEPHONE NUMBER OF
MORTGAGEE:**

Newtek Small Business Finance, LLC
c/o Denise Bampoe
Vice President – Liquidations Officer
200 S. Orange Avenue, Suite 1175
Orlando, FL 32801
(212) 273-8151

**NAME, ADDRESS AND
TELEPHONE NUMBER OF
SUBSTITUTE TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy L. Harmon
Jacob W. Varley
Dan A. White
Jon M. Kelly
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT A

A field note description of a survey of Lot No. 19, Lot No. 20 and a portion of Lot No. 21 in Block "S" of Lake Vista Section No. 9, also known as Arrowhead, a subdivision in Live Oak County, Texas, a plat of said subdivision being recorded in Volume 3, Page 17 of the Plat Records of Live Oak County, Texas, said Lot Nos. 19, 20 and 21 being the same lots conveyed from Commercial National Bank in Beeville, Texas, to Billy D. Bennett and wife, Frances Bennett, by deed dated October 24, 1997, and recorded in Volume 537, Page 90 of the Deed Records of Live Oak County, Texas, and conveyed from Frances Bennett to McMullen Bank by deed dated March 28, 2001, and recorded in Volume 581, Page 137 of the Deed Records of Live Oak County, Texas, said Lot Nos. 19 and 20 and a portion of Lot No. 21 being described together as one tract by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the Northwest boundary of Arrowhead Drive and in the Southeast boundary of said Block "S" and the Southeast boundary of this tract, for the East corner of said Lot No. 19, the South corner of said Lot No. 20 and the **POINT OF BEGINNING** this tract;

THENCE South 44 deg. 52' 00" West (record bearing for the Southeast boundary of Block "S" and the bearing basis of this survey) with the Northwest boundary of Arrowhead Drive and the Southeast boundary of said Block "S" and the Southeast boundary of said Lot No. 19, pass the East corner of a 20 ft. by 20 ft. site described in an easement conveyed to Southwestern Bell Telephone Company in Volume 329, Page 293 of the Deed Records of Live Oak County, Texas, and continuing with said boundary line and the Southeast boundary of said 20 ft. by 20 ft. site, a total distance of 59.93 feet (called 60.00 feet) to a pipe corner post found on the South corner of said 20 ft. by 20 ft. site, the South corner of said Lot No. 19, the East corner of Lot No. 18 of said Block "S" and the South corner of this tract, from which corner a 5/8 inch iron rod found for the South corner of said Lot No. 18 and the East corner of Lot No. 17 of said Block "S" bears South 44 deg. 51' 00" West, a distance of 59.93 feet (called 60.00 feet);

THENCE North 45 deg. 27' 49" West (called North 45 deg. 08' 00" West) with the Northeast boundary of said Lot No. 18, the Southwest boundary of said Lot No. 19, the Southwest boundary of said 20 ft. by 20 ft. site and the Southwest boundary of an easement, 10 ft. wide, conveyed to Southwestern Bell Telephone Company in Volume 329, Page 293 of the Deed Records of Live Oak County, Texas, at 20.00 ft. pass a pipe corner post, the West corner of said 20 ft. by 20 ft. site and continue a total distance of 131.66 feet (called 130.00 feet) to a 1/2 Inch iron rod found in the Southeast boundary of Farm to Market Highway No. 3162 and in the Northwest boundary of said Block "S" for the North corner of said Lot No. 18, the West corner of said Lot No. 19 and the West corner of this tract;

THENCE North 44 deg. 49' 41" East (called North 44 degrees 52' 00" East) with the Southeast boundary of Farm to Market Highway No. 3162 and the Northwest boundary of Lot Nos. 19, 20 and 21, a distance of 142.65 feet to a concrete highway marker found in the Northwest boundary of said Lot No. 21 for the Southwest corner of a called 0.083 acre portion of Farm to Market Highway No. 3162 conveyed to the State of Texas by Deed recorded in Volume 245, Page 79 of the Deed Records of Live Oak County, Texas;

THENCE in a Northeasterly direction with the Southeast boundary of Farm to Market Highway No. 3162, across a portion of said Lot No. 21 and along a curve to the right having a radius of 1,095.92 feet, a chord length of 27.44 feet and a chord bearing of North 47 deg. 56' 14" East, a distance of 37.44 feet to a 5/8 Inch iron rod found in the Northeast boundary of said Lot No. 21 and the Southwest boundary of Lot No. 22 of said Block "S" for the North corner of this tract;

THENCE South 45 deg. 26' 17" East (called South 45 deg. 08' 00" East) with the Northeast boundary of said Lot No. 21 and the Southwest boundary of said Lot No. 22, a distance of 129.54 feet to a 1/2 Inch iron rod found in the Southeast boundary of said Block "S" and the Northwest boundary of Arrowhead Drive for the South corner of said Lot No. 22, the East corner of said Lot No. 21 and the East corner of this tract;

THENCE South 44 deg. 51' 57" West (called South 44 deg. 52' 00" West) with the Northwest boundary of Arrowhead Drive and the Southeast boundary of said Lot No. 21, a distance of 59.95 ft. (called 60.00 feet) to a 5/8 inch iron rod found for the South corner of said Lot No. 21 and the East corner of said Lot No. 20;

THENCE South 44 deg. 39' 39" West (called South 44 deg. 52' 00" West) with the Northwest boundary of Arrowhead Drive and the Southeast boundary of said Lot No. 20, a distance of 60.80 ft. (called 60.00 feet) to the **POINT OF BEGINNING**, said described tract being all of said Lot Nos. 19, 20 and 21, save and except that portion of Lot No. 21 included in the aforementioned 0.083 acre portion of Farm to Market Highway No. 3162.