

**Notice of Foreclosure Sale**

Notice is hereby given of a public, nonjudicial foreclosure sale.

Deed of Trust: This sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Dated: March 6, 2023

Grantor: M.Y. RL, LLC, a Texas limited liability company

Trustee: Mark A. Miller

Lender: Texas Farm Credit Services, FLCA ("Lender")

Recorded in: Recorded in the Official Public Records of Houston County, Texas under Document No. 20230742.

Legal Description: 106.385 acres, more or less, located in Houston County, Texas, and being more particularly described in the Exhibit(s) attached hereto and made a part hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$300,000.00, executed by M.Y. RL, LLC, a Texas limited liability company and Walter Younas Stewart ("Borrower") and payable to the order of Texas Farm Credit Services, FLCA.

Substitute Trustee(s):

Substitute Trustee: JP Clopton

Substitute Trustee's Address: 435 West IH-45, Fairfield, TX 75840

Substitute Trustee: Matt Kesser

Substitute Trustee's Address: 8505 Technology Forest, Ste. #601, The Woodlands, TX 77381

Substitute Trustee: Lori V. Graham

Substitute Trustee's Address: 1301 Hwy. 290 E., Brenham, Texas 77833

(Collectively "Substitute Trustee")

Foreclosure Sale:

Date: Tuesday, June 2, 2026

Time: The sale of the Property shall be no earlier than 10:00 A.M. and no later than 3 hours thereafter. The sale shall be completed by no later than 1:00 P.M. local time.

Place: Houston County Courthouse in Crockett, Texas at the following location: On the East Side of the Houston County Courthouse located at 401 E. Houston Avenue, Crockett, Texas, 75835 or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioners Court, pursuant to section 51.001 of the Texas Property Code.

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Texas Farm Credit Services, FLCA's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested the above Substitute Trustee(s) to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell the real property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of

the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

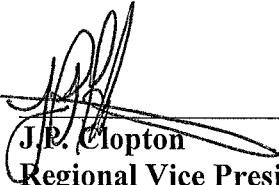
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas Farm Credit Services, FLCA, Attention: Lori V. Graham, telephone: (979) 203-0888.

**NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES:**

**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.**

Dated: May 4, 2026.

  
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**J.P. Clopton**  
**Regional Vice President**  
Texas Farm Credit  
435 W IH45  
Fairfield, TX 75840  
o: 903-389-8738  
f: 979-830-0875  
[jclopton@TexasFCS.com](mailto:jclopton@TexasFCS.com)

TRACT ONE:

All that certain tract or parcel of land situated in Houston County, Texas, and being 16.558 acres out of and a part of the JOHN BEATY SURVEY, A-7 in Houston County, Texas and also being out of and a part of a called 369 acre tract conveyed to Walter Stewart in a deed recorded in Vol. 616, page 215 of the Houston County Deed Records, which 16.558 acres more particularly described by metes and bounds as follows:

BEGINNING on a point in the center of Hurricane Bayou for the North East corner of this tract and being on or near the East boundary line of JOHN BEATY SURVEY, A-7 and the West boundary line of ELIJAH GOSSETT SURVEY, A-34, set Iron Pipe for reference corner S 0° 45' 11.973" W 15.0 feet;

THENCE S 0° 48' 11.973" W 1380.617 feet to corner in center of County Road also being on or near the said East line of said BEATY SURVEY, set Iron Rod for reference corner N 0° 48' 11.9" E 70.0 feet;

THENCE with said County Road as follows: N 11° 04' W 4.504 feet, N 21° 55' W 103.0 feet, N 48° 39' W 150.0 feet, N 61° 03' W 105.0 feet, N 76° 04' W 525.0 feet, N 41° 03' W 266.0 feet and N 28° 49' W 224.0 feet to corner in same also being in the center of said Hurricane Bayou set Iron Pipe for reference corner in the North East fence line and the South bank of said bayou, also being in the South line of P.S. Berry 476.7 acre tract;

THENCE with the meanders of said Hurricane Bayou as follows: N 89° 50' E 282.0 feet, N 19° 17' E 161.0 feet, N 57° 25' E 380.0 feet, S 38° 57' E 210.0 feet, N 19° 30' E 365.0 feet and N 71° 27' E 166.0 feet to the place of beginning and containing 16.558 acres of land more or less.

TRACT TWO:

Being 89.826 acres of land out of and a part of the Elijah Gossett Survey, A-34 in Houston County, Texas, out of and a part of the Walter Stewart 102.621 acre tract and also being out of and a part of an original called 176.6 acre tract conveyed to Walter Stewart in a deed recorded in Volume 616, Page 215 of the Houston County Deed Records, which 89.826 acre tract is more particularly described by metes and bounds as follows:

BEGINNING on an iron rod set for the Northwest corner of this tract and the Northwest corner of the said 176.6 acre tract and also being the Southwest corner of P. S. Berry 440 acre tract and also being on or near the West boundary line of the E. Gossett Survey, A-34, and the East boundary line of the John Beaty Survey, A-7.

THENCE with the North boundary line of this tract and the South line of the said Berry 440 acre tract as follows: South 01° 12 min. East 1071.00 feet; South 05° 58 min. East 690.0 feet; South 69° 50 min. East 770.0 feet and South 65° 35 min. East 780.0 feet to iron rod set at cross tie for corner with same;

THENCE South 15° 02 min. 00 sec. West 1639.78 feet to iron rod for corner, same being the Northeast corner of a 8487 acre tract and being in the Southwest line of the W. F. Kilchens 17,462 acre tract;

THENCE North 71° 52 min. 21 sec. West 618.73 feet to iron rod for corner, same being in the North line of said 8487 acre tract;

THENCE North 64° 55 min. 21 sec. West 702.10 feet to iron post for corner;

EXHIBIT "A"

ALDRICH ABSTRACT COMPANY

GF NO. A23039

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THENCE South 34° 11 min. 26 sec. West 204.89 feet to corner in center of a County Road, same being the South boundary line of said original 402.527 acres tract;

THENCE with the centerline of said County Road as follows: North 50° 25 min. 00 sec. West 359.03 feet; North 45° 28 min. 00 sec. West 100.0 feet; North 53° 47 min. 00 sec. West 107.00 feet; North 76° 58 min. 00 sec. West 732.00 feet; North 0° 47 min. 00 sec. West 454.00 feet; North 55° 05 min. 00 sec. West 236.00 feet; North 35° 27 min. West 128.00 feet and North 11° 04 min. West 208.496 feet to corner in same road for reference corner; North 0° 48 min. 11.073 sec. East 70.0 feet;

THENCE North 0° 48 min. 11.073 sec. East 566.052 feet to the place of beginning and containing 89.626 acres of land, more or less.

EXHIBIT "A"

ALDRICH ABSTRACT COMPANY

GF NO. A13037

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FILED FOR RECORD  
TERRI MEADOWS - COUNTY CLERK  
HOUSTON COUNTY, TEXAS

**INST NO:20261676**

FILED ON: MAY 4, 2026 AT 1:22pm  
THE INSTRUMENT CONTAINED 6 PAGES AT FILING

THE STATE OF TEXAS  
COUNTY OF HOUSTON

I, Terri Meadows, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 4th day of May 2026 at 1:22 PM and duly recorded on that date, in the Official Public Records of said county.

**Instrument # 20261676, 6 Pages**

Terri Meadows, County Clerk