

**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.

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** May 8, 2025

**NOTE:** Promissory Note described as follows:  
**Date:** February 22, 2023  
**Lender:** First National Bank of Huntsville  
**Borrower:** George J. Giesman, Theresa D. Giesman  
**Original Principal Amount:** \$300,000.00

**DEED OF TRUST:** Deed of Trust described as follows:  
**Date:** February 22, 2023  
**Grantor:** George L. Giesman, Theresa D. Giesman  
**Trustee:** R. Kirby Cason  
**Beneficiary:** First National Bank of Huntsville Recorded: Doc #20230622 of the real property records of Houston County, Texas

**MODIFICATION:** Modification of Loan described as follows:  
**Date:** August 28, 2024  
**Lender:** First National Bank of Huntsville  
**Borrower:** George L. Giesman, Theresa D. Giesman  
**Modified Principal Amount:** \$390,000.00

**LENDER:** First National Bank of Huntsville

**BORROWER:** George L. Giesman, Theresa D. Giesman

**PROPERTY:** The real property described as follows:  
Being 20.333 acres situated in the J. Hodges Survey, Abstract 44, being part of a called 40.333 acres as surveyed Cain Surveying Company (January 13, 2022). Being located on a Country Road 4505 (CR 4505) Crockett, Texas, said 20.333 acres being more particularly described by metes and bounds in EXHIBIT "A" attached hereto and made a part hereof for all purposes.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEES' SALE

**SUBSTITUTE TRUSTEE:**

Jeremy S. Romoser, P. Jacob Paschal, Devan D. Dawson or Michael  
Foreman  
Substitute Trustees' Mailing Address:  
1300 11<sup>th</sup> Street, Suite 405  
Huntsville, Texas 77340

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

June 3, 2025, the first Tuesday of the month, to commence at 10:00, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Houston County Courthouse  
401 East Houston Avenue  
Crockett, Houston County, Texas 75835

**NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of

## EXHIBIT A

BEING 20.333 acres situated in the J. Hodges Survey, Abstract 44, being part of a called 40.333 acres as surveyed by Cain Surveying Company (January 13, 2022). Being located on County Road 4505 (CR 4505), Crockett, Texas, said 20.333 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point for the Southwest corner of this 20.333 acres, marking the West corner of a called 2.50 acres as recorded in Instrument #1303502 of the Official Public Records of Houston County, Texas (OPRHCT), and being in the Northeast margin of said (CR 4505), from which an existing  $\frac{1}{4}$ " iron rod w/cap (RPLS #5980) found for reference bears North  $53^{\circ} 36' 33''$  East a distance of 1.79 feet;

THENCE with the Northeast margin of said (CR 4505) as follows: North  $63^{\circ} 24' 07''$  West a distance of 302.21 feet to a point, and North  $60^{\circ} 15' 29''$  West a distance of 162.51 feet to a point, and North  $55^{\circ} 14' 08''$  West a distance of 162.51 feet to a point, and North  $51^{\circ} 52' 07''$  West a distance of 223.80 feet to a point, and North  $50^{\circ} 50' 35''$  West a distance of 177.37 feet to a point, and North  $55^{\circ} 05' 45''$  West a distance of 204.18 feet to a point, and North  $63^{\circ} 27' 02''$  West a distance of 407.62 feet to a  $\frac{1}{4}$ " iron rod w/cap (RPLS #5980) set in same;

THENCE across said called 40.333 acres North  $60^{\circ} 54' 41''$  East a distance of 951.76 feet to a  $\frac{1}{4}$ " iron rod w/cap (RPLS #5980) set in the Northwest line of same and being in the Southwest line of a called Tract 3 - 189.34 acres as recorded in Instrument #0801750 of the (OPRHCT)

THENCE with the Southwest line of said called Tract 3 - 189.34 acres South  $34^{\circ} 54' 37''$  East a distance of 1395.00 feet to an existing  $\frac{1}{4}$ " iron rod w/cap (RPLS #5980) found in same, marking the Southeast corner of said 40.333 acres and marking the North corner of said 2.50 acres;


THENCE across said called 2.50 acres South  $53^{\circ} 36' 33''$  West a distance of 297.60 feet to the PLACE OF BEGINNING containing 20.333 acres of land.

Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS**.

EXECUTED as of May 8, 2025.

  
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Jeremy S. Romoser

  
\_\_\_\_\_  
P. Jacob Paschal

*/s/ Devan Dawson*

\_\_\_\_\_  
Devan D. Dawson

  
\_\_\_\_\_  
Michael Foreman  
Substitute Trustees for First National Bank of Huntsville

After recording, please return original to:

HANEY PASCHAL & ROMOSER, P.C.  
1300 11<sup>th</sup> Street, Suite 405  
Huntsville, Texas 77340

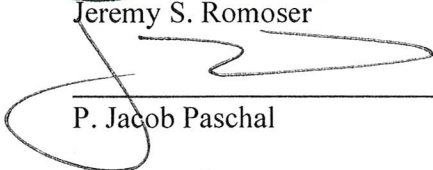


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