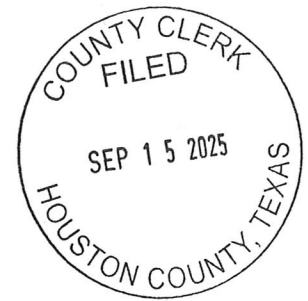


NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF HOUSTON

§
§
§



DEED OF TRUST:

Date: January 10, 2023
Grantor: Shannon Whitney Parris-Rigaglia and Pierangelo Rigaglia
Original Beneficiary: SouthTrust Bank, N.A.
Trustee: Denise M. Garza
Recording Info: Clerk's File No. 20230171 of the Real Property Records of Houston County, Texas

CURRENT BENEFICIARY: SouthTrust Bank, N.A.

SUBSTITUTE TRUSTEE: Sharon St. Pierre and/or Harriett Fletcher and/or David Garvin and/or Sheryl LaMont and/or Kelly Goddard and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471


PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, October 7, 2025
TIME OF SALE: No earlier than 1:00 PM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Houston County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Houston County Courthouse, or, if there is no such entrance, then at the west wall of the Houston County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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: September 15, 2025


Sharon St. Pierre and/or Harriett Fletcher and/or David Garvin and/or Sheryl LaMont and/or Kelly Goddard and/or Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

PEEDE & ASSOCIATES LAND SURVEYORS, LTD

125 N. COVINGTON STREET, P.O. BOX 533

HILLSBORO, TEXAS 76645

PHONE: (254) 582-3231

Company Registration No. 10006800

LEGAL DESCRIPTION

All that certain tract of land lying and situated in John H. Cummings Survey, Abstract No. 27, Houston County, Texas, being a portion of that certain tract of land described as 713.318 acres in the General Warranty Deed to BCTXLP, LLC, dated June 24, 2022, recorded in Instrument No. 20222252 of the Official Public Records of Houston County, Texas, and being more commonly known as Buckhorn Creek Drive, Buckhorn Creek Lane, Lakeside Court, and Buckhorn Creek Trail, 50-foot-wide private road easements for The Ranches At Buckhorn Creek, according to the partition plat recorded in Instrument No. 20222932 of the Official Public Records of Houston County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" steel rebar found capped "RPLS 5748" (control monument) lying in the southeasterly right-of-way line of State Highway No. 21, a 100-foot-wide right-of-way, being the southeasterly line of that certain tract of land described as Third Tract and called 29.447 acres in the deed from the Trust Estate of Smith Brothers to the State of Texas, executed June 1, 1933, recorded in Volume 149, Page 620 of the Deed Records of Houston County, Texas, being the northwest corner of that certain tract of land described as Tract One and called 88.50 acres in the Warranty Deed with Vendor's Lien from Paul McLearen to Charles L. Spellman and wife, Kimberly R. Mims-Spellman, dated November 2, 2011, recorded in Instrument No. 1106942 of the Official Public Records of Houston County, Texas, and the northwest corner of that certain tract of land described as Tract 1 and called 64.884 acres in the Special Warranty Deed from TX Energy Services, LLC to Susan Campbell Johnson, dated November 5, 2019, recorded in Instrument No. 1903237 of the Official Public Records of Houston County, Texas, being the northeast corner of that certain tract of land described as 972.413 acres in the General Warranty Deed from Dr. Leon Bromberg Charitable Trust Fund and Chapoton/Ramsey Limited Partnership to Vernon Mosley, Jr., dated June 13, 2000, recorded in Instrument No. 0000000002862 of the Official Public Records of Houston County, Texas, from which a 1/2" steel rebar found disturbed for the called northeast corner of said 713.318 acre tract bears South 25 degrees 12 minutes East 9.2 feet, said capped iron bears South 50 degrees 14 minutes 03 seconds West 394.39 feet from a 1/2" steel rebar found capped "RPLS 5748" for an angle point in the northerly line of said 88.50 acre tract and said 64.884 acre tract;

THENCE South 50 degrees 47 minutes 00 seconds West along the southerly right-of-way line of said Highway for the northerly line of said 713.318 acre tract, 0.59 feet to an unmarked point for the POINT OF BEGINNING of the herein described tract;

THENCE over and across said 713.318 acre tract, the following forty-nine (49) courses and distances:

- 1). South 38 degrees 12 minutes 27 seconds East partially along a game fence, 2355.27 feet;
- 2). South 38 degrees 39 minutes 34 seconds East generally along a game fence, 732.34 feet;
- 3). South 38 degrees 42 minutes 49 seconds East generally along a game fence, 92.24 feet;
- 4). Departing said fence South 28 degrees 31 minutes 05 seconds West 1259.67 feet;
- 5). South 01 degrees 12 minutes 10 seconds West 1885.14 feet;


ROAD EASEMENT

- 6). North 55 degrees 10 minutes 37 seconds East 1426.58 feet to the beginning of a non-tangent curve to the right having a radius of 261.80 feet;
- 7). In a southeasterly direction along the arc of said curve through a central angle of 300 degrees 00 minutes 00 seconds an arc length of 261.80 feet, the chord of which bears South 34 degrees 49 minutes 23 seconds East 50.00 feet to the end of said curve;
- 8). South 55 degrees 10 minutes 37 seconds West 1632.56 feet;
- 9). South 31 degrees 02 minutes 20 seconds East 272.98 feet;
- 10). South 43 degrees 13 minutes 09 seconds East 179.01 feet;
- 11). South 43 degrees 50 minutes 29 seconds East 174.46 feet;
- 12). South 38 degrees 26 minutes 48 seconds East 139.81 feet to the beginning of a non-tangent curve to the left having a radius of 50.44 feet;
- 13). In a southeasterly direction along the arc of said curve through a central angle of 93 degrees 21 minutes 45 seconds an arc length of 82.19 feet, the chord of which bears South 85 degrees 07 minutes 42 seconds East 73.39 feet to the end of said curve;
- 14). North 48 degrees 11 minutes 24 seconds East 64.05 feet to the beginning of a non-tangent curve to the right having a radius of 108.48 feet;
- 15). In a southeasterly direction along the arc of said curve through a central angle of 87 degrees 33 minutes 46 seconds an arc length of 165.78 feet, the chord of which bears South 88 degrees 01 minutes 43 seconds East 150.11 feet to the end of said curve;
- 16). South 44 degrees 14 minutes 49 seconds East 152.54 feet;
- 17). South 11 degrees 19 minutes 57 seconds East 1227.95 feet;
- 18). North 77 degrees 05 minutes 18 seconds East 794.41 feet;
- 19). North 14 degrees 22 minutes 57 seconds East 1465.91 feet to the beginning of a non-tangent curve to the right having a radius of 50.00 feet;
- 20). In a southeasterly direction along the arc of said curve through a central angle of 300 degrees 00 minutes 00 seconds an arc length of 261.80 feet, the chord of which bears South 75 degrees 37 minutes 03 seconds East 50.00 feet to the end of said curve;
- 21). South 14 degrees 22 minutes 57 seconds West 1496.38 feet;
- 22). South 77 degrees 05 minutes 18 seconds West 826.25 feet;
- 23). South 11 degrees 19 minutes 57 seconds East 1605.02 feet to the beginning of a non-tangent curve to the right having a radius of 50.00 feet;
- 24). In a southwesterly direction along the arc of said curve through a central angle of 300 degrees 00 minutes 00 seconds an arc length of 261.80 feet, the chord of which bears South 78 degrees 40 minutes 03 seconds West 50.00 feet to the end of said curve;
- 25). North 11 degrees 19 minutes 57 seconds West 2868.22 feet;
- 26). North 44 degrees 14 minutes 49 seconds West 137.77 feet to the beginning of a non-tangent curve to the left having a radius of 58.48 feet;
- 27). In a northwesterly direction along the arc of said curve through a central angle of 87 degrees 33 minutes 46 seconds an arc length of 89.37 feet, the chord of which bears North 88 degrees 01 minutes 43 seconds West 80.92 feet to the end of said curve;
- 28). South 48 degrees 11 minutes 24 seconds West 64.05 feet to the beginning of a non-tangent curve to the right having a radius of 100.44 feet;

ROAD EASEMENT

- 29). In a northwesterly direction along the arc of said curve, through a central angle of 93 degrees 21 minutes 45 seconds an arc length of 163.66 feet, the chord of which bears North 85 degrees 07 minutes 42 seconds West 146.15 feet to the end of said curve;
- 30). North 38 degrees 26 minutes 48 seconds West 137.46 feet;
- 31). North 43 degrees 50 minutes 29 seconds West 25.09 feet;
- 32). South 55 degrees 43 minutes 34 seconds West 395.96 feet;
- 33). South 48 degrees 24 minutes 19 seconds West 297.57 feet;
- 34). South 49 degrees 29 minutes 03 seconds West 381.09 feet;
- 35). South 04 degrees 00 minutes 10 seconds West 153.38 feet to the beginning of a non-tangent curve to the right having a radius of 50.00 feet;
- 36). In a northwesterly direction along the arc of said curve through a central angle of 300 degrees 00 minutes 00 seconds an arc length of 261.80 feet, the chord of which bears North 85 degrees 59 minutes 50 seconds West 50.00 feet to the end of said curve;
- 37). North 04 degrees 00 minutes 10 seconds East 174.33 feet;
- 38). North 49 degrees 29 minutes 03 seconds East 401.57 feet;
- 39). North 48 degrees 24 minutes 19 seconds East 300.30 feet;
- 40). North 55 degrees 43 minutes 34 seconds East 390.73 feet;
- 41). North 43 degrees 50 minutes 29 seconds West 96.58 feet;
- 42). North 43 degrees 13 minutes 09 seconds West 184.62 feet;
- 43). North 31 degrees 02 minutes 20 seconds West 325.11 feet;
- 44). North 55 degrees 10 minutes 37 seconds East 190.96 feet;
- 45). North 01 degrees 12 minutes 10 seconds East 1933.65 feet;
- 46). North 28 degrees 31 minutes 05 seconds East 1238.58 feet to a point lying perpendicular to and 50 feet southwest of an existing game fence;
- 47). North 38 degrees 42 minutes 49 seconds West parallel to and 50 feet southwest of an existing game fence, 59.05 feet;
- 48). North 38 degrees 39 minutes 34 seconds West parallel to and 50 feet southwest of an existing game fence, 732.54 feet;
- 49). North 38 degrees 12 minutes 27 seconds West parallel to and 50 feet southwest of an existing game fence, 2354.58 feet to an unmarked point lying on the southerly right-of-way line of said Highway, said corner bears North 50 degrees 47 minutes 00 seconds East 107.54 feet from a 1/2" steel rebar set at a point of curvature of said highway;

THENCE North 50 degrees 47 minutes 00 seconds East along the southerly right-of-way line of said Highway for the northerly line of said 713.318 acre tract, 50.00 feet to the point of beginning and containing 18.66 acres of land, as surveyed on the ground on August 18, 2022, as Job Number 061922 by Peede & Associates Land Surveyors, Ltd.


Donny Peede, RPLS No. 5137
Job No. 061922 SDH

