

Notice of Foreclosure Sale

August 6, 2026

Special Warranty Deed with Vendor's Lien and Promissory Note of even date ("Deed of Trust"):

Dated: September 7, 2017

Borrower: Jahn Michael Beland

Lender: dcfuller, LLC, a Texas Limited Liability Company

Recorded in: Volume 471, Page 897 of the real property records of Lynn County, Texas

Legal Description: A tract of land 230 Feet by 194 Feet out of the SE/4 of Section 501, Block 1, E.L. & R.R.R.R. Co. Survey, Lynn County, Texas, being more fully described by metes and bounds in that certain Warranty Deed dated September 15, 2004, from Lee E. Holden, et ux, to Elmer Gunnels, et ux, which is recorded in Volume 358, Page 245, of the Official Public Records of Lynn County, Texas.

Secures: Vendor's Lien Note ("Note") in the original principal amount of EIGHTY-SIX THOUSAND THREE HUNDRED SIXTY AND NO/100 DOLLARS (\$86,360.00), executed by Jahn Michael Beland ("Borrower") and payable to the order of Lender.

Substitute Trustees: W. Calloway Huffaker
Hunter Harris
Deborah S. McClure
Caroline Clark

Foreclosure Sale:

Date: Tuesday, September 1, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: The Foreclosure Sale will be conducted at public venue in the area designated by the Lynn County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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 dcfuller, LLC bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, dcfuller, LLC, the owner and holder of the Note, has

requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given dcfuller, LLC election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with dcfuller, LLC rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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 dcfuller, LLC 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 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 dcfuller, LLC. 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.

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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Attorney for Annie McElfresh

FILED FOR RECORD
KAREN RENDON - COUNTY CLERK
LYNN COUNTY, TEXAS

INST NO:2026-0978

FILED ON: AUGUST 6, 2026 AT 1:12pm
THE INSTRUMENT CONTAINED 3 PAGES AT FILING
Filed by: Karen Rendon County Clerk

THE STATE OF TEXAS
COUNTY OF LYNN



I, Karen Rendon, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 6th day of August 2026 at 1:12 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2026-0978, 3 Pages

A handwritten signature in blue ink that reads "Karen Rendon".

Karen Rendon, County Clerk

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

Return:

HUFFAKER & HARRIS
P O BOX 968
TAHOKA, TX 79373-