

210-0003FC

NOTICE OF FORECLOSURE SALE

Property: Being three (3) tracts of land comprising a total of thirty (30) acres, more or less, in the D. T.F. Yordt Survey, A-830, Shelby County, Texas, and being more particularly described in the attached Exhibit "A"

February 9, 2026

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: August 16, 2023
Trustee: Ethan McMillan
Substitute Trustee: J. Ken Muckelroy
108 Foster St.
Center, Texas 75935
Grantor: Claudia B. Carrillo Aleman
Mortgagee: Shelby Loma Vista, LLC (hereafter "Lender")

2026 FEB -9 PM 2:57
SHELBY COUNTY TEXAS

Recording Information: Clerk No. 2023003259 of the Official Public Records of Shelby County, Texas.

Legal Description: Being three (3) tracts of land comprising a total of thirty (30) acres, more or less, in the D. T.F. Yordt Survey, A-830, Shelby County, Texas, and being more particularly described in the attached Exhibit "A"

Note Secured by Deed of Trust: Deed of Trust (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: August 16, 2023
Original Principal Amount: \$185,000.00
Maker: Claudia B. Carrillo Aleman
Lender: Shelby Loma Vista, LLC

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: Upon the steps in front of the Shelby County Courthouse, said steps being located between the main entrance of the Shelby County Courthouse and San Augustine Street, Center, Texas 75935.

Sale Date: March 3, 2026

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 9:00 a.m., or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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.

THIS DOCUMENT ASSIGNS J. KEN MUCKELROY AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



J. Ken Muckelroy, Substitute Trustee

EXHIBIT "A"

Surveyed for
DARIN BORDERS
TRACT "A"
10.000 Acres

All that certain lot or parcel of land situated in Shelby County, Texas, in the **D.T.F. YORDT SURVEY, A-830**, being 10.000 acres out of a called 49.640 acre tract conveyed from Christopher Goggans to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and being more particularly described as follows:

Bearings refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203).

BEGINNING at a 5/8" Iron Rod found for corner with cap stamped "ETSM, LLC" at the most northerly northwest corner of the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas;

THENCE N 88° 38' 34" E with the northernmost line of the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and generally with a barbed wire fence, at 718.74 feet pass a 1/2" Iron Pipe found at the southeast corner of a called 33.000 acre tract listed as TRACT THREE conveyed to Scull Family Limited and recorded in Clerk File No. 2011000924 of the Official Public Records of Shelby County, Texas, and the southwest corner of a called 97 acre less and except 44.563 acre tract conveyed to Scull Family Limited and recorded in Clerk File No. 2014003412 of the Official Public Records of Shelby County, Texas, and at a total distance of 734.28 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

THENCE S 21° 45' 14" W with the east line of the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and with the west line of a called 111.017 acre tract conveyed to Dusty Lout Agri Services LP and recorded in Clerk File No. 2020002209 of the Official Public Records of Shelby County, Texas, at 2773.34 feet pass a 5/8" Iron Rod found for reference with cap stamped "ETSM, LLC" and at a total distance of 2785.29 feet to a Point for Corner in the center of County Road 4378;

THENCE S 88° 52' 12" W a distance of 21.71 feet to a Point for Corner in the center of County Road 4378;

THENCE N 21° 45' 14" E across the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and with the east line of a called 10.000 acre tract listed as TRACT "B" surveyed this same day for Darin Borders, at 16.36 feet pass a 5/8" Iron Rod set for reference with cap stamped "ETSM, LLC" and at a total distance of 1946.84 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

THENCE N 51° 18' 02" W across the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and with the northeast line of a called 10.000 acre tract listed as TRACT "B" surveyed this same day for Darin Borders, a distance of 612.62 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

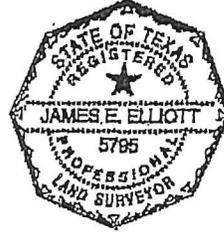
THENCE N 11° 24' 59" E with the east line of the called 10.000 acre tract conveyed to Greg Fleming and recorded in Clerk File No. 2008007602 of the Official Public Records of Shelby County, Texas, a distance of 386.38 to the Point of Beginning being 10.000 acres of land more or less.

I, James Elliott, hereby certify the above description represents a survey made on the ground under my direct supervision of 10.000 acres of land located in the D.T.F. YORDT SURVEY, A-830, Shelby County, Texas.

June 16, 2021

James E. Elliott 6-16-2021

James Elliott
Registered Professional Land Surveyor No. 5795
Firm #10148600



Surveyed for
DARIN BORDERS
TRACT "B"
10.000 Acres

All that certain lot or parcel of land situated in Shelby County, Texas, in the D.T.F. YORDT SURVEY, A-830, being 10.000 acres out of a called 49.640 acre tract conveyed from Christopher Goggans to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and being more particularly described as follows:

Bearings refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203).

BEGINNING at a 1/2" Iron Rod found for corner at the most westerly northwest corner of the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas;

THENCE N 88° 14' 28" E with the south line of a called 10.000 acre tract conveyed to Greg Fleming and recorded in Clerk File No. 2008007602 of the Official Public Records of Shelby County, Texas, a distance of 669.05 feet to a 1/2" Iron Rod found or corner;

THENCE N 11° 24' 59" E with the east line of the called 10.000 acre tract conveyed to Greg Fleming and recorded in Clerk File No. 2008007602 of the Official Public Records of Shelby County, Texas, a distance of 277.75 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

THENCE S 51° 18' 02" E with a southwest line of a called 10.000 acre tract listed as TRACT "A" surveyed this same day for Darin Borders a distance of 612.62 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

THENCE S 21° 45' 14" W with the most southerly west line of a called 10.000 acre tract listed as TRACT "A" surveyed this same day for Darin Borders, at 1930.51 feet pass a 5/8" Iron Rod set for reference with cap stamped "ETSM, LLC" and at a total distance of 1946.84 feet to a Point for Corner in County Road 4378;

THENCE S 88° 52' 12" W a distance of 21.71 feet to a Point for Corner in the center of County Road 4378;

THENCE N 21° 45' 14" E across the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and with the east line of a called 10.000 acre tract listed as TRACT "C" surveyed this same day for Darin Borders, at 16.28 feet pass a 5/8" Iron Rod set for reference with cap stamped "ETSM, LLC" and at a total distance of 1743.36 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

THENCE WEST across the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and with the north line of a called 10.000 acre tract listed as TRACT "C" surveyed this same day for Darin Borders, a distance of 1161.13 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

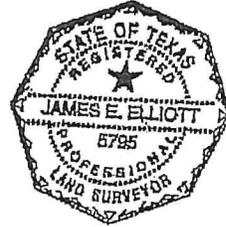
THENCE N 11° 24' 30" E with the west line of the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and with the east line of a called 61.01 acre tract conveyed to Lorraine Roark, Walter McCall, Herman A. McCall III and Howard McCall and recorded in Clerk File no. 2018001713 of the Official Public Records of Shelby County, Texas, and generally with a barbed wire fence, a distance of 285.29 feet to the Point of Beginning being 10.000 acres of land more or less.

I, James Elliott, hereby certify the above description represents a survey made on the ground under my direct supervision of 10.000 acres of land located in the D.T.F. YORDT SURVEY, A-830, Shelby County, Texas.

June 16, 2021

James E. Elliott 6-16-2021

James Elliott
Registered Professional Land Surveyor No. 5795
Firm #10146600



Surveyed for
DARIN BORDERS
TRACT "C"
10.000 Acres

All that certain lot or parcel of land situated in Shelby County, Texas, in the **D.T.F. YORDT SURVEY, A-830**, being 10.000 acres out of a called 49.640 acre tract conveyed from Christopher Goggans to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and being more particularly described as follows:

Bearings refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203).

BEGINNING at a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC" from which a 1/2" Iron Rod found at the most westerly northwest corner of the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, bears N 11° 24' 30" E a distance of 285.29 feet;

THENCE EAST with a south line of a called 10.000 acre tract listed as TRACT "B" surveyed this same day for Darin Borders a distance of 1161.13 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

THENCE S 21° 45' 14" W with the most southerly west line of a called 10.000 acre tract listed as TRACT "B" surveyed this same day for Darin Borders, at 1727.08 feet pass a 5/8" Iron Rod set for reference with cap stamped "ETSM, LLC" and at a total distance of 1743.36 feet to a Point for Corner in County Road 4378;

THENCE S 88° 52' 12" W a distance of 21.71 feet to a Point for Corner in the center of County Road 4378;

THENCE N 21° 45' 14" E across the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and with the east line of a called 8.000 acre tract listed as TRACT "D" surveyed this same day for Darin Borders, at 16.24 feet pass a 5/8" Iron Rod set for reference with cap stamped "ETSM, LLC" and at a total distance of 1200.28 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

THENCE N 73° 41' 21" W across the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and with the north line of a called 8.000 acre tract listed as TRACT "D" surveyed this same day for Darin Borders, a distance of 1023.22 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

THENCE N 11° 24' 30" E with the west line of the called 49.640 acre tract conveyed to Darin Borders and recorded in Clerk File No. 2019001089 of the Official Public Records of Shelby County, Texas, and with the east line of a called 61.01 acre tract conveyed to Lorraine Roark, Walter McCall, Herman A. McCall III and Howard McCall and recorded in Clerk File no. 2018001713 of the Official Public Records of Shelby County, Texas, and generally with a barbed wire fence, a distance of 221.84 feet to the **Point of Beginning** being 10.000 acres of land more or less.

I, James Elliott, hereby certify the above description represents a survey made on the ground under my direct supervision of 10.000 acres of land located in the D.T.F. YORDT SURVEY, A-830, Shelby County, Texas.

June 16, 2021

James E. Elliott 6-16-2021

James Elliott
Registered Professional Land Surveyor No. 5795
Firm #10146600

