

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Gonzales County

Deed of Trust Dated: July 31, 2023
Original Principal Amount of Note: \$800,000.00
Recording Information: Instrument No. 23319041 in the Official Public Records of Gonzales County, Texas.
Grantor: H.D. ECKHARDT, JR., JANICE LOUISE ECKHARDT, and GARRETT MARSHALL ECKHARDT
Original and Current Mortgagee: LFI-GTX, INC, a Texas corporation
Mortgagee Address: 2200 Market Street, Suite 609, Galveston, Texas 77550

Legal Description: See Exhibit "A" attached hereto and incorporated herein by reference

Date of Sale: March 3, 2026, between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

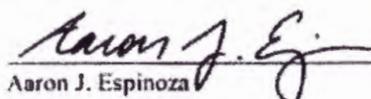
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the Gonzales County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

Bob Frisch, Jo Woolsey, Jodi Steen and/or Janice Stoner have been appointed as Substitute Trustee(s) (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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



Aaron J. Espinoza
Attorney at Law
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana St., Suite 2800
Houston, Texas 77002
Reference: 2026-03421


Printed Name: Jo Woolsey
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

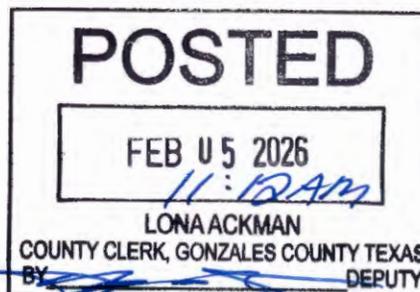


EXHIBIT "A"
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property Description

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN GONZALES, GONZALES COUNTY, TX TO WIT:

FIELD NOTES FOR A 70.02 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM C. JENKS SURVEY, ABSTRACT NO. 296, GONZALES COUNTY, TEXAS APPROXIMATELY SIX (6) MILES SOUTH OF GONZALES AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT AS DESCRIBED IN A DEED OF GIFT FROM CECILIA V. HANZLIK TO CECILIA HANZLIK WRIGHT, CALLED 168 ACRES AS RECORDED IN VOLUME 615 PAGE 507 OF THE GONZALES COUNTY OFFICIAL RECORDS, SAID 70.02 ACRE TRACT IS HEREIN DESCRIBED BY METES AND BOUNDS (WITH BEARING REFERENCE BEING BETWEEN TWO FOUND 5/8 INCH REBAR AT EACH END OF THE EAST LINE OF WILLIAMS CALLED 29.074 ACRE TRACT AS RECORDED IN VOLUME 366 PAGE 815 OF THE GONZALES COUNTY DEED RECORDS, AS NORTH 18 DEG. 55 MIN. 00 SEC. EAST) AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8 INCH REBAR SET IN THE NORTHEAST LINE OF COUNTY ROAD NO. 308 AT THE OCCUPIED SOUTHWEST CORNER OF SAID 168 ACRE TRACT AND THIS TRACT HEREIN DESCRIBED, BEING THE OCCUPIED SOUTHEAST CORNER OF ADOLPH BARTA CALLED 130 ACRE TRACT AS RECORDED IN VOLUME 257 PAGE 113 OF THE GONZALES COUNTY DEED RECORDS FROM WHICH THE SOUTHWEST LINE OF SAID JENKS SURVEY BEARS SOUTH 19 DEG. 49 MIN. 22 SEC. WEST 16.70 FEET.

THENCE ALONG OR NEAR A EXISTING FENCE AT 1 FOOT CROSSES A EXISTING ELECTRIC TRANSMISSION LINE AT 3,179 FEET CROSSES A EXISTING DAVIS GAS LINE AT A TOTAL DISTANCE 3,889.03 FEET A 5/8 INCH REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED BEING THE SOUTHWESTERMOST CORNER OF A 46.35 ACRE TRACT ALSO SURVEYED THIS DAY.

THENCE SOUTH 70 DEG. 42 MIN. 06 SEC. EAST AT 34.44 FEET
CROSSES A 5/8 INCH REBAR SET AT THE SOUTHEASTMOST
CORNER OF SAID 46.35 ACRE TRACT ALSO SURVEYED THIS DAY
AT A CORNER OF PHILIP RAY ROEBER CALLED 119.78 ACRE
TRACT AS RECORDED IN VOLUME 399 PAGE 703 OF THE
GONZALES COUNTY DEED RECORDS AND AT A TOTAL DISTANCE
OF 767.19 FEET A 5/8 INCH REBAR SET FOR THE NORTHEAST
CORNER OF THIS TRACT HEREIN DESCRIBED AT THE BASE OF A 6
INCH DIAMETER CEDAR FENCE CORNER POST AND BEING AN
INTERIOR CORNER OF SAID 119.78 ACRE TRACT.

THENCE ALONG OR NEAR A EXISTING FENCE BEING THE WEST
LINE OF SAID 119.78 ACRE TRACT AND THE WEST LINE OF PHILIP
R. ROEBER CALLED 123 ACRE TRACT AS RECORDED IN VOLUME
610 PAGE 671 OF THE GONZALES COUNTY OFFICIAL RECORDS
SOUTH 19 DEG. 19 MIN. 36 SEC. WEST AT 3,892.71 FEET A 5/8 INCH
REBAR SET NEAR A 12 INCH DIAMETER FENCE CORNER POST AT
THE SOUTHWEST CORNER OF SAID 123 ACRE TRACT IN THE
NORTH LINE OF SAID COUNTY ROAD NO. 308 FOR THE
SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED.

THENCE WITH THE NORTH LINE OF SAID COUNTY ROAD NO. 308
NORTH 70 DEG. 25 MIN. 35 SEC. WEST AT 280 FEET CROSSES SAID
EXISTING ELECTRIC TRANSMISSION LINE AT A TOTAL DISTANCE
OF 800.86 FEET TO THE POINT OF BEGINNING, AS SURVEYED
UNDER THE DIRECT SUPERVISION OF STEPHEN O. PIRKLE, JR.,
REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
TEXAS NO. 4227, DURING THE MONTH OF FEBRUARY 1993.

THIS BEING THE SAME PROPERTY CONVEYED TO H. D.
ECKHARDT, JR. AND JANICE LOUISE ECKHARDT BY DEED FROM
CECILIA WRIGHT JOINED HEREIN BY HER HUSBAND, ROBERT
WRIGHT DATED 06/18/2004 AND RECORDED ON 06/18/2004 IN VOL.
905 PAGE 930 IN THE GONZALES COUNTY RECORDERS OFFICE.

PARCEL NO. 7167