

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 14, 2025

PROMISSORY NOTE: Secured Promissory Note, described as follows:

Original Date: December 27, 2023

Maker: Jennifer S. Jalufka Sampleton

Payee: TCT Financial V, LLC, a Texas limited liability company

Amount: \$20,600.00

DEED OF TRUST: Deed of Trust, Mortgage, Assignment, Security Agreement and Financing Statement

Original Date: December 27, 2023

Grantor: Jennifer S. Jalufka Sampleton

Original Trustee: Lauren Allen

Beneficiary: TCT Financial V, LLC, a Texas limited liability company

Recorded in: Document Number 23320741, at Volume 1453, Pages 663 *et. seq.* of the Official Public Records of Gonzales County, Texas.

LENDER: TCT Financial V, LLC, a Texas limited liability company

BORROWER: Jennifer S. Jalufka Sampleton

PROPERTY: The "Mortgaged Property" as described in the Deed of Trust and as described on Exhibit A attached hereto.

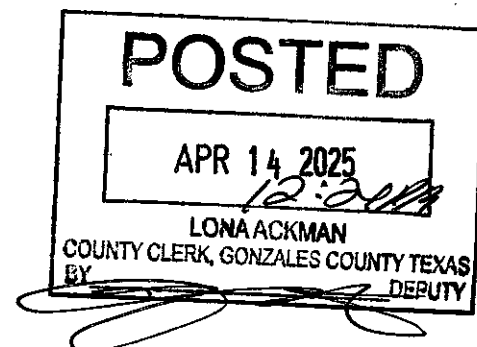
SUBSTITUTE TRUSTEE: Bob Frisch, Janice Stoner, Jodi Steen, Jo Woolsey, or David Garvin.

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

c/o Munsch Hardt Kopf & Harr, PC
1717 W. 6th Street, Suite 250
Austin, Texas 78703
Attn: Michael B. Franklin

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

May 6, 2025, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.



PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The southeast door of the Gonzales County Courthouse, located at 414 St. Joseph Street, Gonzales, Texas 78629, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Gonzales County, Texas for real property foreclosure under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Gonzales County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

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, I, Substitute Trustee or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with 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 which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning 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 includes only Borrower's right, title, and interest in and to oil, gas and other minerals interests (including royalty interests) and is sold and conveyed "AS IS, WHERE IS", and WITH ALL FAULTS.

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 Nation Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United State, please send written notice of the active duty military service to the sender of this notice immediately.

ALTHOUGH SUBSTITUTE TRUSTEE(S) WAS PREVIOUSLY APPOINTED PURSUANT TO THE DEED OF TRUST AND THE TEXAS PROPERTY CODE, FOR AVOIDANCE OF DOUBT, THIS INSTRUMENT REAFFIRMS THAT APPOINTMENT AS FOLLOWS: THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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 MORTGAGEE SERVICER.

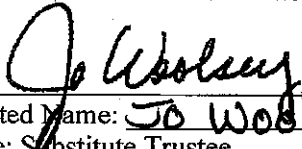

Printed Name: Jo Wooley
Title: Substitute Trustee

EXHIBIT "A"
Mortgaged Property

All of Borrower's right, title, and interest in and to the Minerals (hereinafter defined), and any current or future royalties, overriding royalties, bonuses, rents or other monies paid, due, or held in suspense as a result of the extraction, sale, lease, extension, or use of the following, or any proceeds therefrom:

1. The land described on Exhibit "A-1" attached hereto (the "**Lands**").
2. All natural resources or other substance of value which may be extracted or produced from the Lands (the "**Minerals**"). The Minerals include, but are not limited to oil, gas, carbons metals and water.
3. Any substances or materials that result from the extraction of Minerals from the Lands (the "**Products**"). The Products include, but are not limited to the extracted Minerals and any materials or substances created from the extracted Minerals.
4. Any existing leases that cover any part of the Lands (the "**Lease**").

The Mortgaged Property additionally includes all of Borrower's right, title, interest and estate in and to the Minerals and Proceeds and all other claims or causes of action held by or accruing to the Borrower under the Lease and any lease covering interests under the Lands or held by Borrower by virtue of ownership of the Lands, Minerals or Products, including, but not limited to revenues, incomes, and payments from royalties, overriding royalties, lease bonuses, lease extensions, and purchases.

EXHIBIT "A-1"
Lands

GONZALES COUNTY, TEXAS:

<u>Lease Name</u>	<u>Abstract</u>	<u>Survey</u>
TRADITIONS UNIT	46	MC COY, J

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Gonzales County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

Being all that certain tract of 12.169 acres of land, more or less, lying and being situated in Gonzales County, Texas, being part of the Joseph D. McCoy League, Abstract No. 46 and part of the J. D. Clements League, Abstract No. 9, more particularly being part of a 24.33 acre tract of land described in Deed of Gift, executed by Frank J. Jalufka and Mary Jalufka to Joseph I. Jalufka and Mabel Jalufka, recorded in Volume 633, Page 720, of the Official Records of Gonzales County, herein called subject tract, and part of the 6.00 acres of land described in Warranty Deed dated February 27, 2018, executed by Joseph Jalufka to Walter Sampleton and Jennifer Sampleton, recorded in Volume 1275, Page 148, of the Official Records of Gonzales County, the particular portion thereof hereby intended to be described by metes and bounds, with bearing basis GPS Grid North, as follows:

BEGINNING at a 5/8 inch Iron rod found 0.3 foot above ground at the northwest corner of said subject tract, and at the northeast corner of a 25.6 acre tract of land described Deed of Gift dated January 2, 1989, executed by Frank J. Jalufka and Mary Jalufka to Mary A. Kristynik and Kenneth R. Kristynik, recorded in Volume 633, Page 711, of the Official Records of Gonzales County, and in the south line of County Road No. 359, for the northwest corner of this tract or parcel of land hereby intended to be described;

THENCE South 61° 58' 07" East along the north line of said subject tract, and the south line of said County Road No. 359, at 270.00 feet, crossing the east line of said Joseph McCoy League, and the west line of said J. D. Clements League, at 502.71 feet, crossing the northwest corner of an easement surveyed on even date, at 537.18 feet, crossing the northeast corner of said easement surveyed on even date, the same being the northwest corner of said 6.00 acre Sampleton tract, and continuing along the north line of said 6.00 acre Sampleton tract, at 698.54 feet, crossing the northwest corner of a 30 foot wide easement described as SECOND in General Warranty Deed dated August 20, 2010, executed by Joyce M. Jalufka to Helen P. Hahn and Stanley L. Hahn, recorded in Volume 633, Page 715, of the Official Records of Gonzales County, and continuing along the north line of said 30 foot wide easement, in all a distance of 729.03 feet to a 5/8 inch Iron rod found 0.3 foot above ground at the northeast corner of said subject tract? And at the northeast corner of said Sampleton tract, the same being the northwest corner of a 50 acre tract of land described in Warranty Deed dated October 22, 1985, executed by Frank J. Jalufka to Joyce M. Jalufka, recorded in Volume 578, Page 87, of the Gonzales County Deed Records, for the northeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 28° 03' 49" West 727.11 feet along the east line of said subject tract, and said 6.00 acre Sampleton tract, and said 30 foot wide easement, and the west line of said 50 acre Jalufka tract, to a 5/8 inch iron rod set (all iron rods set with red plastic cap marked Gonzales First Shot Surv) in said line, the same being at the northeast corner of a 12.169 acre tract of land surveyed on even date, for the northeast corner of this tract or parcel of land hereby intended to be described;

THENCE entering said subject tract, and said 6.00 acre Sampleton tract, North 61° 58' 07" West along the north line of said 12.169 acre tract of land surveyed on even date, at 359.16 feet, crossing the west line of said 6.00 acre Sampleton tract, the same being the southeast corner of said easement surveyed on even date, and continuing along the south line of said easement surveyed on even date, at 350.30 feet, crossing the southwest corner of said easement surveyed on even date, in all a distance of 729.01 feet to a 5/8 inch iron rod set in the west line of said subject tract, and in the east line of said Kristynik tract, and at the northwest corner of said 12.169 acre tract of land surveyed on even date, for the southwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 28° 03' 45" East 727.11 feet along the west line of said subject tract, and the east line of said Kristynik tract, to the PLACE OF BEGINNING, as is shown in Gonzales First Shot Surveying Plat No. S19-211, dated March 13, 2020.

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF GONZALES *

Date: April 10, 2025

Deed of Trust:

Date: December 16, 2024

Grantor: Amber Becker and Brian Burns, 592 CR 384, Gonzales, Texas 78629

Beneficiary: Amplify Ranch Investments Ltd.

Recorded under Clerks Document Number 24324871, Official Public Records, Gonzales County, Texas.

Property: Being a 18.54 acre tract or parcel of land known as Tract D and being part of the F. Gonzales Survey, A-233 in Gonzales County, Texas and being more particularly described in Exhibit "A" attached to the Deed of Trust filed in Clerk's Document #24324871 of the Gonzales County Deed Records.

Date of Sale: May 6, 2025

Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

Place of sale of Property: Gonzales County Courthouse, 414 St. Joseph Street, Gonzales, Texas 78629

Designated Area: The southeast door of the Gonzales County Courthouse, bearing the address of 414 St. Joseph Street, Gonzales, Texas 78629, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



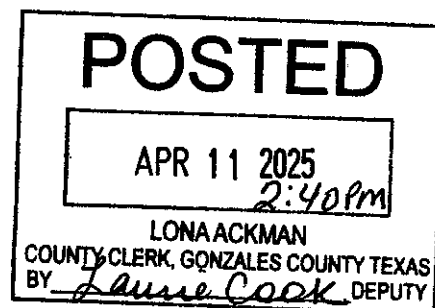
**Substitute Trustee – Timothy Murphy, Gordon
Murphy, Dean Murphy, or Rachel Krenek**

For more information:

P.O. Box 1249

San Marcos, Texas 78667

512-396-5115



NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF GONZALES *

Date: April 10, 2025

Deed of Trust:

Date: May 2, 2023

Grantor: Jacob Ray Engle, P.O. Box 272, Yorktown, Texas 78164

Beneficiary: Amplify Ranch Investments Ltd.

Recorded under Clerks Document Number 23318102, Official Public Records, Gonzales County, Texas.

Property: Being a 10.13 acre tract or parcel of land known as Tract A and being part of the F. Gonzales Survey, A-233 in Gonzales County, Texas and being more particularly described in Exhibit "A" attached to the Deed of Trust filed in Clerk's Document #23318102 of the Gonzales County Deed Records.

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Designated Area: The southeast door of the Gonzales County Courthouse, bearing the address of 414 St. Joseph Street, Gonzales, Texas 78629, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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Substitute Trustee – Timothy Murphy, Gordon
Murphy, Dean Murphy, or Rachel Krenek

For more information:

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San Marcos, Texas 78667
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