

FILED FOR RECORD
AT 3:35 O'CLOCK P M.

NOTICE OF FORECLOSURE SALE

JAN 16 2026

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

PART I

All that certain lot, tract, or parcel of land being approximately 3.44 acres tract situated in the Charles L. Harr Survey, Abstract No. 359, and in the City of Corsicana, Navarro County, Texas, more fully described in the attached Exhibit A.

PART II

All fixtures, improvements, equipment, inventory and other personal property located and situated on or hereafter located and situated on the herein described property.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: March 3, 2026

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: Navarro County Courthouse, at the following location: Front entrance of the Navarro County Courthouse at 300 W. 3rd Avenue, Corsicana, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 sale will necessarily be made subject to all prior

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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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Truck Parts & Service, Inc. The Deed of Trust is dated October 31, 2024, and is recorded as Document No. 2024-010587 of the Official Public Records of Navarro County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the lien note dated October 31, 2024, in the original principal amount of \$753,742.33, executed by Truck Parts & Service, Inc., and payable to the order of Kathryn L. Faulkner and George D. Faulkner, III, 295631 E. 1680 Road, Marlow, Oklahoma 73055; and (2) all modifications, renewals and extensions of the note; plus all other indebtedness owed to Kathryn L. Faulkner and George D. Faulkner, III, are the current owners and holders of the Obligations and are the beneficiaries under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: January 16, 2026



Terry Jacobson, Trustee

EXHIBIT "A"

All that certain lot, tract, or parcel of land being approximately 3.44 acres tract situated in the Charles L. Harr Survey, Abstract No. 359, and in the City of Corsicana, Navarro County, Texas, and being part of that certain tract, called 5.709 acres tract, described in a deed to RDW Management Trust, Ronald Watkins, Trustee, dated November 1, 2002, and recorded in Volume 1608 Page 166, in the Official Public Records of Navarro County, Texas. Said 3.44 acres are more fully described as follows;

Beginning at a point for the east corner of this tract and the called 5.709 acres tract;

Thence north 87 degrees 15 minutes 24 seconds west generally along a fence a distance of 75.33 feet to a point for corner;

Thence north 30 degrees 37 minutes 20 seconds west generally along a fence a distance of 417.23 feet to a point for corner;

Thence north 86 degrees 39 minutes 19 seconds west generally along a fence a distance of 134.05 feet to a point for corner, and in the east right-of-way of U. S. Highway 75;

Thence north 03 degrees 31 minutes 19 seconds east along the highway right-of-way a distance of 74.20 feet to a point for corner;

Thence south 87 degrees 07 minutes 26 seconds east generally along a fence a distance of 441.17 feet to a point for corner;

Thence south 03 degrees 15 minutes 55 seconds west generally along a fence a distance of 536.27 feet to the place of beginning and containing approximately 3.44 acres of land.