

NOTICE OF FORECLOSURE SALE

2026-016
FILED FOR RECORD
AT 3:57 O'CLOCK P.M.

STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

JAN 22 2026

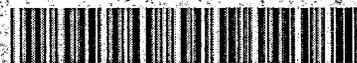
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
160 DEPUTY

The following capitalized terms, as used in this document, shall have the meanings as set forth below:

- Borrower: LIMON INVESTMENTS, LLC
- Lender: MUSTANG CREDIT SOLUTIONS, LLC
- Note: Promissory Note dated February 13, 2025, in the original principal amount of \$275,000.00, executed by Borrower as maker and payable to the order of Lender
- Deed of Trust: Deed of Trust – Security Agreement – Financing Statement dated February 13, 2025, executed by Borrower to Original Trustee, recorded February 14, 2025 as Document Number 2025-001315, Official Public Records of Navarro County, Texas
- Property: See Exhibit A
- Original Trustee: Andrew C. Devine
4400 W. Vickery Blvd.
Fort Worth, TX 76107
- Substitute Trustee: Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Hunter P. Harvison, or Gregory W. Monroe
1612 Summit Ave., Suite 100
Fort Worth, Texas 76102
- Sale Date: March 3, 2026
- Earliest Time For Sale: 10:00 a.m. on the Sale Date
- County: Navarro County, Texas
- Designated Sale Area: On the front steps of the Navarro County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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 MORTGAGE SERVICER

A. Under the terms of the Deed of Trust, the Property was conveyed in trust to Original Trustee for the benefit of the holder of the Note to secure, among other obligations, the payment of the Note.



B. Default has occurred under the terms of the Note and the Deed of Trust. The indebtedness evidenced by the Note has either matured or has been accelerated in accordance with the terms of the Note and the Deed of Trust and as provided by law, and is now fully due and payable.

C. Lender appoints Substitute Trustee as the trustee under the Deed of Trust pursuant to this notice.

D. Lender requested the Substitute Trustee to sell the Property in the manner provided in the Deed of Trust and as required by law to satisfy, in whole or in part, the obligations secured by the Deed of Trust.

NOW, THEREFORE, notice is hereby given that a Substitute Trustee under the Deed of Trust will sell the Property by public sale at auction at the Designated Sale Area and on the Sale Date described above to the highest bidder for cash. Such public sale will begin no earlier than the Earliest Time for Sale described above and no later than three hours after that time. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE OR SHALL BE MADE REGARDING THE PROPERTY AS TO MERCHANTABILITY, HABITABILITY, FITNESS FOR PURPOSE, WORKMANSHIP, OR QUALITY, AND NO POLICY OF TITLE INSURANCE WILL BE FURNISHED TO THE PURCHASER.

Those desiring to purchase the Property will need to demonstrate to the Substitute Trustee their ability to pay their bid in cash or cash equivalents (funds capable of being verified or certified by the Substitute Trustee, at the sole discretion of the Trustee) without delay if their bid is accepted. The purchase price is due and payable without delay on acceptance of the bid or within such reasonable time (not less than 1 hour from the closing of the auction) as may be agreed upon by the purchaser and the Substitute Trustee, at the Substitute Trustee's sole discretion.

The foreclosure sale / trustee's sale will be made expressly subject to all governmental and regulatory restrictions, if any, including zoning requirements, prior liens and encumbrances, restrictions, and other exceptions to title that are recorded in the public records and the real property records of Navarro County, Texas or otherwise known by purchaser. Prospective bidders are strongly urged to examine the applicable property records and public records to determine the nature and extent of such matters, if any. Any purchaser of the Property at this foreclosure sale (i) acquires the Property "as is" without any expressed or implied warranties, and at the purchaser's own risk; and (ii) is not a consumer.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

Notice pursuant to Section 51.002, 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 immediately."

[Signature Page Follows]

EXECUTED on January 21, 2026.

Hunter P. Harvison

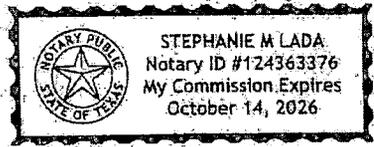
Hunter P. Harvison
ATTORNEY

STATE OF TEXAS

COUNTY OF TARRANT

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This instrument was acknowledged before me on January 21, 2026, by Hunter P. Harvison, Attorney.



Stephanie M Lada

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hunter P. Harvison
Baker Monroe Huston, PLLC
1612 Summit Ave., Suite 100
Fort Worth, Texas 76102

NOTICE OF FORECLOSURE SALE - SIGNATURE PAGE

Posted by: *Sharon St. Pierre*
1/21/2026 Sharon St. Pierre
Substitute Trustee

EXHIBIT A

The Property

All that certain lot, tract or parcel of land containing 10.100 acres, more or less, located in the J. Peoples Survey, Abstract No. 9, being known as Lot 7 of RAMESH ESTATES, an unrecorded subdivision in Navarro County, Texas, and being more particularly described in below:

TRACT 7

BEING A TRACT OF LAND SITUATED IN THE J. PEOPLES SURVEY, ABSTRACT NO. 9, NAVARRO COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO AVINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NO. 2020-2904, OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS, (OPRNCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-1/4 ALUMINUM TXDOT MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID AVINA TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES L. PARHM AND SILVER KELLY, RECORDED IN VOLUME 1555, PAGE 172, OPRNCT, AND IN THE SOUTH RIGHT-OF-WAY (ROW) LINE OF SAID F.M. HIGHWAY NO. 3041 (A CALLED 100' ROW), FROM WHICH A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID PARHM TRACT BEARS N 59°19'57" E, A DISTANCE OF 373.62 FEET;

THENCE S 47°51'53" E, ALONG THE EAST LINE OF SAID AVINA TRACT AND THE COMMON WEST LINE OF SAID PARHM TRACT, A DISTANCE OF 780.55 FEET TO A 6" STEEL FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID PARHM TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RHONDA ARNETT, RECORDED IN INSTRUMENT NO. 2017-00004229, OPRNCT;

THENCE S 47°34'17" E, ALONG THE EAST LINE OF SAID AVINA TRACT AND THE COMMON WEST LINE OF SAID ARNETT TRACT, A DISTANCE OF 478.95 FEET TO A 6" STEEL FENCE POST FOUND FOR THE SOUTHEAST CORNER OF SAID AVINA TRACT AND THE COMMON SOUTHWEST CORNER OF SAID ARNETT TRACT, AND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO RHONDA ARNETT, RECORDED IN INSTRUMENT NO. 2017-00004227, OPRNCT, HEREINAFTER REFERRED TO AS "SAID ARNETT TRACT 2", FROM WHICH A 6" STEEL FENCE CORNER FOUND FOR THE SOUTHEAST CORNER OF SAID ARNETT TRACT BEARS N 42°42'04" E, A DISTANCE OF 477.21 FEET;

THENCE S 42°42'51" W, ALONG THE SOUTH LINE OF SAID AVINA TRACT AND THE COMMON NORTH LINE OF SAID ARNETT TRACT 2, A DISTANCE OF 337.37 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN CONCRETE FOR CORNER, FROM WHICH A 6" STEEL FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID AVINA TRACT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO RHONDA ARNETT, RECORDED IN INSTRUMENT NO. 2017-00004228, OPRNCT BEARS S 42°42'51" W, A DISTANCE OF 1897.46 FEET;

THENCE N 47°34'17" W, OVER AND ACROSS SAID AVINA TRACT, A DISTANCE OF 1358.12 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN THE NORTH LINE OF SAID AVINA TRACT AND THE COMMON SOUTH ROW LINE OF SAID F.M. HIGHWAY NO. 3041, FROM WHICH A 5/8" IRON ROD FOUND FOR A POINT OF CURVATURE IN THE NORTH LINE OF SAID AVINA TRACT AND THE COMMON SOUTH ROW LINE OF SAID F.M. HIGHWAY NO. 3041, BEARS S 59°19'57" W, A DISTANCE OF 1.60 FEET;

THENCE N 59°19'57" E, ALONG THE NORTH LINE OF SAID AVINA TRACT AND THE COMMON SOUTH ROW LINE OF SAID F.M. HIGHWAY NO. 3041, A DISTANCE OF 348.43 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.100 ACRES OF LAND, MORE OR LESS.