



[Note 2]

In the area of such Courthouse designated by the Navarro County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the front steps of the Navarro County Courthouse in 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.

4. 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 date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and 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 other 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.

[Note 2]

A purchaser at the sale of the Property “acquires the Property ‘AS IS’ without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own risk.” TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by P & S Rexall Pharmacy, Inc. The deed of trust is dated February 10, 2017, and is recorded in the office of the County Clerk of Navarro County, Texas, under Clerk’s File No. 2017-00001180, in the Official Public Records of Navarro County, Texas.

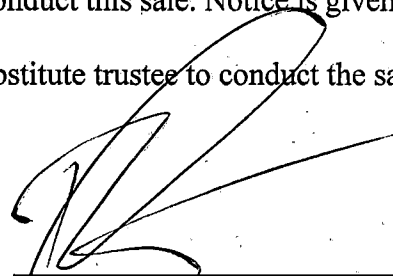
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the February 10, 2017 promissory note in the original principal amount of \$207,340.00, executed by P & S Rexall Pharmacy, Inc., and payable to the order of Citizens National Bank (now known as VeraBank, National Association); (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). VeraBank, National Association is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

[Note 2]

Questions concerning the sale may be directed to the undersigned or to the beneficiary, VeraBank, National Association, Attention: Chance Kirk, telephone (903) 874-8251, ext. 4707.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute 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: April 8, 2026.



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DOUGLAS A. RITCHESON,  
Substitute Trustee  
821 ESE Loop 323, Suite 530  
Tyler, Texas 75701  
Tel: (903) 535-2900  
Fax: (903) 533-8646

**Notice to Members of the Armed Forces of the United States:**

**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.**

**EXHIBIT "A"**

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS ON THE JESUS ORTIZ SURVEY, A-624 AND BEING ALL OF THE CALLED 0.291 ACRE TRACT, BLOCK 319-J, CONVEYED TO P & S REXALL PHARMACY, INC. BY DALE MOE AND WIFE BARBARA MOE BY DEED DATED MAY 19, 1992 AND RECORDED IN VOLUME 1245, PAGE 560 OF THE NAVARRO COUNTY DEED RECORDS AND ALSO SHOWN AS THE BILLY R. BRAZIL TRACT ON THE REPLAT OF BLOCK 319-J RECORDED IN VOLUME 6, PAGE 12 OF THE NAVARRO COUNTY PLAT RECORDS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF THE CALLED 0.291 ACRE TRACT, THE WEST LINE OF LOT 9-A OF THE REPLAT AND IN THE NORTHEAST MARGIN OF NORTH MAIN STREET; WITNESS: FOUND 60 D NAIL SOUTH 30 DEGREES 24 MINUTES EAST 120.0 FEET;**

**THENCE NORTH 30 DEGREES 24 MINUTES WEST 149.01 FEET TO A 60 D NAIL SET IN ASPHALT AT A PREVIOUSLY FOUND 1/2" IRON ROD AT THE WEST CORNER OF THE 0.291 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 3-A OF THE REPLAT; WITNESS: FOUND AXLE NORTH 30 DEGREES 06 MINUTES WEST 208.85 FEET;**

**THENCE SOUTH 84 DEGREES 32 MINUTES 06 SECONDS EAST 29.94 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF LOT 3-A AND THE NORTH LINE OF THE 0.291 ACRE TRACT;**

**THENCE SOUTH 77 DEGREES 02 MINUTES EAST 192.90 FEET TO A 60 D NAIL SET AT THE EAST CORNER OF THE 0.291 ACRE TRACT AND THE NORTH CORNER OF LOT 9-A; WITNESS: FOUND 1/2" IRON ROD SOUTH 69 DEGREES 52 MINUTES 10 SECONDS EAST 154.0 FEET, FOUND 2" PIPE NORTH 48 DEGREES 36 MINUTES EAST 1.6 FEET;**

**THENCE SOUTH 60 DEGREES 00 MINUTES 30 SECONDS WEST, BETWEEN BUILDINGS, 164.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.29 ACRES OF LAND.**