

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the 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 or any substitute trustee.

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.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$ **200,000.00**, executed by **Isaias Garcia and Ana Karen Garcia**, and payable to the order of **FMF Revocable Trust dated February 14, 2011**; (b) all renewals and extensions of the note, (c) any and all present and future indebtednesses of **Isaias Garcia and Ana Karen Garcia** to **FMF Revocable Trust**, Frank Farkas, Trustee is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

June 1, 2026, there was owed \$ **192,450.00** on the note, being principal and interested, Fees/ Expenses. The note is bearing interest at the rate of \$ **49.97** per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Frank Farkas at PO Box 656, Rowlett TX 75030, Tel.No. 214-566-8167, Email- farkasdr@yahoo.com.

7. *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.

June 15, 2026.



Frank Farkas, Trustee
PO Box 656
Rowlett, TX 75030
(214) 566-8167