

Czirr Funding Group, Inc., a Texas corporation, Noteholder
MILLS ESCROW COMPANY, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2026-071
FILED FOR RECORD
AT 2:48 O'CLOCK P.M.

JUN 15 2026

Fortunato Cabanzo Sanchez
Virginia Alma Sanchez
2305 NE CR 2070 Powell, Texas 75153

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 100 DEPUTY

Sent via first class mail and CMRR # 9489 0178 9820 3051 2192 11 on 06.15.2026

Fortunato Cabanzo Sanchez
Virginia Alma Sanchez
Lot 4, W. Highway 31, Purdon, TX 76679

Sent via first class mail and CMRR # 9489 0178 9820 3051.2191 98 on 06.15.2026

NOTICE OF TRUSTEE'S SALE

WHEREAS Fortunato Cabanzo Sanchez and Virginia Alma Sanchez executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Navarro County, Texas and is recorded under Clerk's File/Instrument Number 2025-011040, to which reference is made for all purposes:

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7th day of July, 2026

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Navarro County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

TRACT 1: Being a 10.100 acre tract or parcel of land situated in the James Meredith Survey, Abstract No. 512, Navarro County, Texas, being part of the residue of that certain called 131.084 acre tract of land conveyed to Czirr Funding Group, INC., recorded in Document No. 2025-6830, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows' BEGINNING at a 1/2 iron rod set (ROCKIN B), on the North line of said 131.084 acre tract, at the Northeast corner of this 10.100 acre tract, at the Northwest corner of a 10.391 acre tract referred to as Lot 3, surveyed this same day, and on the South right-of way of West State Highway 31% THENCE South 27 DEGREES 38 MINUTES 28 SECONDS East, over and across said 131.084 acre tract, with the East line of this 10.100 acre tract and with the West

line of said Eot 3, a distance of 1,192.17 feet to a 1/2 iron rod set (ROCKIN B), at the Southeast corner of this 10.100 acre tract, at the Southwest corner of said Lot 3, and on the North line of a 10.303 acre tract of land referred to as Lot 9, surveyed this same day; THENCE South 58 DEGREES 54 MINUTES 42 SECONDS West, over and across said 131.084 acre tract, with the South line of this 10.100 acre tract, and with the North line of said Lot 9, a distance of 355.95 feet to a 1/2 iron rod set (ROCKIN B), at the Southwest corner of this 10.100 acre tract, at the Northwest corner of said Lot 9, and on the East line of a 10.345 acre tract of land referred to as Lot 5, surveyed this same day THENCE North 30 DEGREES 03 MINUTES 39 SECONDS West, over and across said 131.084 acre tract, with the West line of this 10.100 acre tract, and with the East line of said Lot 5, a distance of 1,123.34 feet to a 1/2 iron rod set (ROCKIN B), at the Northwest corner of this 10.100 acre tract, at the Northeast corner of said Lot 5, on the North line of said 131.084 acre tract, and on the South right-of way of West State Highway 31 THENCE North 49 DEGREES 35 MINUTES 40 SECONDS East, with the North line of said 131.084 acre tract, with the North line of this 10.100 acre tract, and with the South right-of- way of West State Highway 31, a distance of 412.94 feet to the POINT OF BEGINNING, Containing 10.100 Acres of Land. TRACT 2 (Easement): Being a 0.998 acre easement situated in the James Meredith Survey, Abstract No. 512, Navarro County, Texas, being part that certain called 131.084 acre tract of land conveyed to Czirr Funding Group, INC., recorded in Document No. 2025-6830, Official Public Records of Navarro County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 iron rod set (ROCKIN B), on the South line of said 131.084 acre tract, on the North margin of County Road No. SW3140, at the Southeast corner of a 10.546 acre tract, described as Tract 8, surveyed this same day, and at the Southwest corner of a 10.303 acre tract, described as Tract 9, surveyed this same day; THENCE South 58 Degrees 54 Minutes 42 Seconds West, with the South line of said 131.084 acre tract and along the North margin of County Road No. SW3140, a distance of 38.53 feet to a 1/2 iron rod set (ROCKIN B); THENCE over and across said 131.084 acre tract as follows: North 69 Degrees 57 Minutes 22 Seconds West, a distance of 189.36 feet to a 1/2" iron rod set (ROCKIN B), North 30 Degrees 03 Minutes 39 Seconds West, a distance of 281.97 feet to a 1/2" iron rod set (ROCKIN B), and South 59 Degrees 20 Minutes 07 Seconds West, a distance of 632.19 feet to a 1/2" iron rod set (ROCKIN B), at the Southeast corner of a 10.372 acre tract, described as Tract 7, surveyed this same day and at the Southwest corner of a 10.344 acre Tract, described as Tract 6, surveyed this same day THENCE North 30 Degrees 03 Minutes 39 Seconds West, with the East line of said Tract 7 and with the West line of said Tract 6, a distance of 30.00 feet to a 1/2" iron rod set (ROCKIN B); THENCE over and across said 131.084 acre tract as follows: North 59 Degrees 20 Minutes 07 Seconds East, a distance of 632.19 feet to a 1/2" iron rod set (ROCKIN B), North 30 Degrees 03 Minutes 39 Seconds West, a distance of 314.94 feet to a 1/2" iron rod set (ROCKIN B), and North 59 Degrees 56 Minutes 21 Seconds East, a distance of 30.00 feet to a 1/2" iron rod set (ROCKIN B), on the East line of a 10.345 acre tract, described as Tract 5, surveyed this same day and on the West line of a 10.100 acre tract, described as Tract 4, surveyed this same day THENCE over and across said 131.084 acre tract as follows: South 30 Degrees 03 Minutes 39 Seconds East, a distance of 616.02 feet to a 1/2" iron rod set (ROCKIN B) and South 69 Degrees 57 Minutes 22 Seconds East, a distance of 202.65 feet to the POINT OF BEGINNING and CONTAINING 0.998 Acres of Land.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

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)

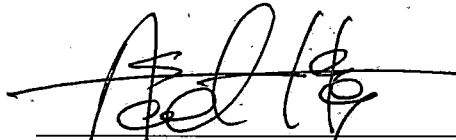
provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, M. Asad Haq
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136