

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 27th day of March, 2025, Pineview Inn, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Edwards County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of September, 2026, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the front steps of the Edwards County Courthouse, where the Commissioners Court has designated such sales to take place. The building is located at 101 East Main, Rocksprings, Texas 78880.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

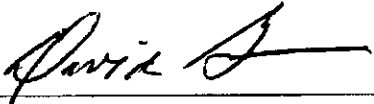
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the end of this notice immediately.

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 6 day of August, 2026.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Ste 320
Fort Worth, TX 76179

By: 
David Garvin, Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

EXHIBIT "A"

BEING A 0.637 ACRE TRACT OF LAND CONSISTING OF PART OF LOT 1 AND PART OF LOT 2, BLOCK 11, CITY OF ROCKSPRINGS, RECORDED IN VOL. 2, PG. 603, DEED RECORDS OF EDWARDS COUNTY, TEXAS; SAID 0.637 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET P-K NAIL, AT THE INTERSECTION OF THE SOUTH LINE OF E MAIN STREET AND THE WEST LINE OF STATE HIGHWAY 55, FOR THE NORTHEAST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, FOLLOWING THE WEST LINE OF STATE HIGHWAY 55, S 01°06'31" W - 138.89 FEET TO A SET P-K NAIL FOR THE SOUTHEAST CORNER OF LOT 2, THE NORTHEAST CORNER OF LOT 3 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, FOLLOWING THE COMMON LINE BETWEEN LOTS 2 AND 3, N 88°53'29" W - 136.64 FEET TO A SET COTTON SPINDLE, IN THE EAST LINE OF A CALLED 0.291 ACRE TRACT (RECORDED IN VOL. 370, PG. 180, OFFICIAL PUBLIC RECORDS), FOR AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT; SAID POINT BEARS N 23°02'45" W - 8.11 FEET FROM A SET COTTON SPINDLE FOR AN ANGLE POINT IN THE BOUNDARY LINE OF SAID 0.291 ACRES;

THENCE, FOLLOWING THE BOUNDARY OF SAID 0.291 ACRES OVER AND ACROSS LOT 2 THEN LOT 1, N 23°02'45" W - 55.74 FEET TO A SET IRON ROD AND S 89°29'50" W - 69.39 FEET TO A SET IRON ROD, IN THE EAST LINE OF A TRACT CONSISTING OF THE WEST 103.89 FEET OF LOT 1 AND THE NORTH 1/4 OF LOT 4 (RECORDED IN VOL. 390, PG. 27, OFFICIAL PUBLIC RECORDS), FOR THE NORTHWEST CORNER OF SAID 0.291 ACRES AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS LOT 1, N 00°42'45" E - 88.77 FEET TO A SET IRON ROD, IN THE SOUTH LINE OF E MAIN STREET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, FOLLOWING THE SOUTH LINE OF E MAIN STREET, S 88°53'29" E, AT 35.00 FEET PASSING THE NORTHEAST CORNER OF LOT 1, A TOTAL DISTANCE OF 229.44 FEET TO THE POINT OF BEGINNING.



FILED FOR RECORD
At 1:46 O'clock PM

AUG 7 2026

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By: [Signature] Deputy