

POSTED NOTICE

DATE 7-13-26 TIME 4:08 PM

DeLann Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: _____

Notice of Foreclosure Sale

August 4, 2026

Deed of Trust ("Deed of Trust"):

Dated: February 13, 2026

Grantor: George Nikales Neal, a single person

Trustee: Patrick F. Doyle, Dennis R. Bettison, Jeff Adams, Donnie Quintanilla, Jana L. Hartnett, Albert G. Redmond, Peter J. Sapio, Jr., Thea Clark, or Dietrich Odom

Lender: CR188 Hamlin LLC, a Texas limited liability company

Recorded in: Instrument Number 260600, Official Public Records, Jones County, Texas

Legal Description: 10.160 acres of land, known as Tract 5, out of the south half of the southwest quarter of Subdivision 1 of League 358, Goliad County School Lands, Jones County, Texas, being more fully described on Exhibit "A", attached hereto and incorporated herein.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$34,000.00, executed by George Nikales Neal ("Borrower"), and payable to the order of Lender

Substitute Trustee: Andy Linn

Foreclosure Sale:

Date: Tuesday, August 4, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: South entrance to the Jones County Courthouse, or as designated by the Jones County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that CR188 Hamlin, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CR188 Hamlin, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of CR188 Hamlin, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with CR188 Hamlin, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of

Trust, and applicable Texas law.

If CR188 Hamlin, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by CR188 Hamlin, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



Andy Linn
Substitute Trustee
1312 Commercial Avenue
P.O. Box 149
Anson, Texas 79501
Tel: (325) 823-3236
Fax: (325) 823-3224

Exhibit "A"

TRACT 5

LEGAL DESCRIPTION: Being 10.160 acres of land, known as Tract 5, out of the south half of the southwest quarter of Subdivision 1 of League 358, Goliad County School Land Survey, Jones County, Texas and described in Volume 10, Page 311, Deed Records of Jones County, Texas, and being a portion of that certain 81.32 acre tract described in Document No. 241585, of the Official Public Records of Jones County, Texas; Said 10.160 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc (CTLS) in January 2025:

BEGINNING at a 1/2 inch iron rod set in an existing fence line, in the south line of that certain 81.19 acre tract described in Volume 402, Page 3, of the said Deed Records, in the north line of said 81.32 acre tract, for the northeast corner of that certain 10.160 acre tract, known as Tract 4 and surveyed this same day by CTLS, for the northwest corner hereof, from which a 1/2 inch iron rod under caliche found in County Road 113, in the west line of said Subdivision 1, in the east line of that certain 158.36 acre tract described in Document No. 162206, of the said Official Records, for the southwest corner of said 81.19 acre tract, for the northwest corner of said 81.32 acre tract, bears South 76°41'38" West, a distance of 984.02 feet;

THENCE North 76°41'38" East, along an existing fence for the common line of said 81.19 acre tract and said 81.32 acre tract, a distance of 245.78 feet to a 1/2 inch iron rod set for the northwest corner of that certain 10.160 acre tract, known as Tract 6 and surveyed this same day by CTLS, for the northeast corner hereof, from which a 3 inch pipe fence corner post found for the northeast corner of said 81.32 acre tract bears North 76°41'38" East, a distance of 737.38 feet;

THENCE South 13°18'37" East, crossing said 81.32 acre tract, along the west line of said Tract 6, at a distance of 1778.41 feet passing a 1/2 inch iron rod set in an existing fence line for the north line of County Road 188, in all a distance of 1800.63 feet to a point in the north line of League 359, Goliad County School Land Survey, the south line of said Subdivision 1, the north line of that certain 162 acre tract described in Document No. 191224, of the said Official Records, the south line of said 81.32 acre tract, for the southwest corner of said Tract 6, for the southeast corner hereof;

THENCE South 76°41'14" West, along the common line of said League 359 and said Subdivision 1, the common line of said 162 acre tract and said 81.32 acre tract, a distance of 245.78 feet to a point in said County Road 188, for the southeast corner of said Tract 4, for the southwest corner hereof;

THENCE North 13°18'37" West, crossing said 81.32 acre tract and along the east line of said Tract 4, at a distance of 23.63 feet passing a 1/2 inch iron rod set in the said existing fence for the north line of said County Road 188, in all a distance of 1800.65 feet to the **POINT OF BEGINNING**, and containing 10.160 acres, more or less, and as shown on the certified plat herewith.