

NOTICE OF TRUSTEE'S SALE

DATE: January 7, 2026

Filed for Record in:
Robertson County
On: Jan 09, 2026 at 01:12P
By: Lacy Fechner

DEED OF TRUST

Date: August 24, 2007

Grantor: Melvin White
11583 Russell Lane Road
Bryan, TX 77807

And

Caroline White
417 Elm Street NW
Ardmore, OK 73401

Beneficiary: Tim Coffey, Trustee
PO Box 423
Centerville, TX 75833

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

Recording Information: Volume 1002, Page 402, Official Records of Robertson County, Texas, said lien having been transferred in instrument rcordeed in Volume 1093, Page 535, Official Records of Robertson County, Texas.

Property: *Tr. 41 of Benchley Land Company, being 1.267 acres of land in the W. Reed Survey, A-36, in Robertson County, Texas and being more fully described in Exhibit "A" attached hereto.*

Note

Date: August 24, 2007

Amount: \$21,000.00

Debtor: Melvin White and Caroline White

Holder: Joseph L. Copeland and Janna E. Copeland
PO Box 423
Centerville, TX 75833

DATE OF SALE OF PROPERTY: February 3, 2026

EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

LOCATION OF SALE: Franklin, Texas, at the Robertson County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

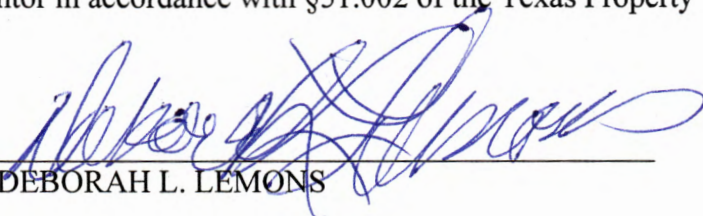
Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the

I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 9th day of
January, 2026 at 1:12 am pm.
Stephanie M. Sanders, Robertson County Clerk
by Lacy Fechner

sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.



DEBORAH L. LEMONS

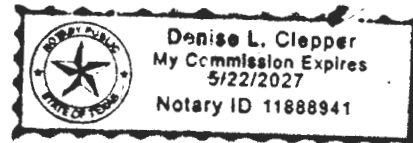
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on January 7, 2026 by Deborah L. Lemons.


NOTARY PUBLIC, STATE OF TEXAS



TRACT 41

* * * F I E L D N O T E S * * *

STATE OF TEXAS
COUNTY OF ROBERTSON

FOR: BENCHLEY LAND CO.
CENTERVILLE, TEXAS
PROJECT NO 99070-C

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 1.267 acres in the W. Reed Survey A-36, in Robertson County, Texas and being Tract 41 of Benchley Land Co. Section 11 and being a part of a 76.95 acre tract deeded from Dean E. Yaklin to W. R. Coffey, Trustee dated December 2, 1999 and recorded in Volume 745, Page 148 of the Robertson County Official Records in Robertson County, Texas and said 1.267 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set iron pin for corner in the Southeast margin of a 3.41 acre 60 foot road, Russell Street, surveyed same date and same being the North corner of a 1.345 acre, Tract 40, surveyed same date, and same being South 14 deg 39' 42" West 798.46 feet from the North corner of the said 76.95 acre tract;

THENCE North 59 deg 24' 36" East with the Southeast margin of said Russell Street a distance of 60.00 feet to a set iron pin for corner in the said line and same being the Southwest corner of a 1.192 acre, Tract 42, surveyed same date;

THENCE South 72 deg 04' 50" East with the Southwest line of the said Tract 42 a distance of 393.13 feet to a set iron pin for corner in a gully and same being the West corner of a 1.014 acre, Tract 14 of Benchley Land Co., Section 1, and same being the South corner of the said Tract 42 and same being the North corner of a 1.047 acre, Tract 15 of Benchley Land Co. Section 1;

THENCE in generally a Southwesterly direction with a gully and with the Northwest line of the said Tract 15, and a 1.397 acre, Tract 16 of Benchley Land Co., Section 1, as follows:

South 68 deg 07' 51" West a distance of 78.58 feet, set iron pin,

South 34 deg 14' 05" East a distance of 51.28 feet, set iron pin,

South 46 deg 54' 43" East a distance of 60.90 feet, set iron pin,

South 23 deg 26' 59" West a distance of 59.71 feet set iron pin, and

South 8 deg 58' 06" East a distance of 58.41 feet to a set iron pin for corner in the said line and same being the East corner of the said Tract 40;

THENCE North 45 deg 34' 06" West with the Northeast line of the said Tract 40 a distance of 451.63 feet to the PLACE OF BEGINNING.

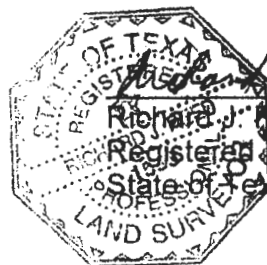
Contains 1.267 acres of land.

Bearings are referenced to the Southwest line of a 129.7 acre tract recorded in Volume 233, Page 380 of the Robertson County Deed Records;

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

Date

11-29-04



Richard J. Reed
Registered Professional Land Surveyor
State of Texas No. 1593

EXHIBIT A