

A&M/Brown/20858

Filed for Record in:
Robertson County
On: Jan 12, 2026 at 11:54A
By: Maxine Lattimore

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 12, 2026

NOTE:

DATE: December 16, 2022
AMOUNT: \$105,000.00
MAKER: Eddie Shayne Brown and Raquel Urbina Brown, husband and wife
PAYEE: Isom Dart, LLC

I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 12 day of
January, 2026 at 11:54 am/pm.
Stephanie M. Sanders, Robertson County Clerk
by Stephanie M. Sanders

DEED OF TRUST:

DATE: December 16, 2022
GRANTOR: Eddie Shayne Brown and Raquel Urbina Brown, husband and wife
BENEFICIARY: Isom Dart, LLC
COUNTY WHERE PROPERTY IS LOCATED: Robertson
TRUSTEE: N. Nixon Daughtrey, Jr.
RECORDING INFORMATION: Vol. 1516, page 410, Document No. 20225053,
Public Records of Robertson County, Texas

PROPERTY: Called Tract 10, being a tract adjoining the Southwest right of way line of State Hwy. 7, situated in the Marquez II League Grant A-25, Robertson County, Texas, and being part of that called 178.64 acres Tract A described in the deed to Isom Dart, LLC recorded in Vol. 1478, pg. 447, Public Records of Robertson County, Texas (R.C.P.R.), being more particularly described in the attached Exhibit A.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: Eddie Shayne Brown and Raquel Urbina Brown, husband and wife

SUBSTITUTE TRUSTEE: Pete Florez or Richard H. Hester or Sharon St. Pierre or Florence Rosas or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

February 3, 2026, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

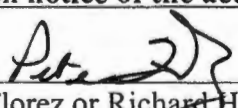
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Pete Florez or Richard H. Hester or Sharon
St. Pierre or Florence Rosas or David Garvin ,
Substitute Trustee

Exhibit A

Brown

HANEY SURVEYING SERVICES
254 LCR 823 GROESBECK, TEXAS 76642
OFFICE NO. 254/729-5233
CELL NO. 254/562-6954

Tract 10

Description: 10.01 Acres Tract, Part of 178.64 acres Tract A, Marquez II League Grant A-25,
Robertson County, Texas Owner: Isom Dart, LLC

BEING a 10.01 acres tract adjoining the Southwest right of way of State Hwy. 7 situated in the Marquez II League Grant A-25, Robertson County, Texas, and being part of that called 178.64 acres Tract A described in the deed to Isom Dart, LLC recorded in Vol. 1478, Pg. 447, Public Records of Robertson County, Texas (R.C.P.R.), said 10.01 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Southwest right of way line of State Hwy. 7 and centerline of county road CR 476 for the Southeast corner of said 178.64 acres Tract A and a 14.47 acres Tract 3 surveyed this day, same being a corner in the North line of the Ronnie L. Gafford called 295.019 acres tract of record in Vol. 1251, Pg. 729, R.C.P.R., from which corner a set $\frac{1}{2}$ " iron rod in the North margin of said Cr 476 at a cut-back corner bears N.77°11'00"W. 16.91 ft.;
THENCE with the centerline of said Cr 476, and the South line of a 178.64 acres Tract A and the North line of said Gafford tract as follows S.60°08'04"W. 1831.58 ft. to a point for angle corner, S.61°29'53"W. 1613.70 ft. to a point for angle corner, S.51°51'47"W. 433.17 ft. to a set $\frac{1}{2}$ " iron rod at a fence corner post in the North margin of said LCR 476 for angle corner, S.54°50'04"W. 90.19 ft. to a set $\frac{1}{2}$ " iron rod for the Southeast corner of this tract and the true point of BEGINNING, same being the Southwest corner of 10.01 acres Tract 9 surveyed this day;

THENCE with the North margin of said CR 476 and the South line of said 178.64 acres Tract A and the North line of said Gafford tract as follows S.54°50'04"W. 283.97 ft. to a set $\frac{1}{2}$ " iron rod at an angle fence post in the North margin of CR 476 for an angle corner and S.77°04'46"W. 151.52 ft. to a set $\frac{1}{2}$ " iron rod at a fence in the North margin of said CR 476 for the Southwest corner of this tract, same being a Southeast corner of a 10.01 acres Tract 11 surveyed this day;
THENCE N.29°15'00"W. 993.38 ft. with a division line through said 178.64 acres Tract A and with the East line of said 10.01 acres Tract 11 to a set $\frac{1}{2}$ " iron rod in the South line of an 83.60 acres Tract 2 surveyed this day for the Northwest corner of this tract, same being the Northeast corner of said 10.01 acres Tract 11;
THENCE N.60°45'00"E. 427.87 ft. with a division line through said 178.94 acres Tract A and with the South line of said 83.60 acres Tract 2 to a set $\frac{1}{2}$ " iron rod for the Northeast corner of this tract, same being an ell corner in the South line of said 83.60 acres Tract 2;
THENCE S.29°15'00"E. with a division line through said 178.64 acres Tract A, at 1.00 ft. a set $\frac{1}{2}$ " iron rod for an ell corner in the South line of said 83.60 acres Tract 2 and the Northwest corner of said 10.01 acres Tract 9, continuing with the West line of said 10.01 acres Tract 9, in all 1006.71 ft. to the point of BEGINNING, containing 10.01 acres.

The foregoing description was prepared dated April 28, 2022 that represents the facts found from that survey made on the ground under my supervision. Revised 11/30/2022

Mark D. Haney 12/5/2022 M.H.

Mark D. Haney, R.P.L.S. No. 5841

