

Designated County Clerk, do hereby certify that
the above notice was duly posted on 15 day of
July, 2026 at 9:37 am
Stephanie M. Sanders, Robertson County Clerk
by: Lacy Fechner

NOTICE OF CONFIDENTIALITY RIGHTS: "If YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Filed for Record in:
Robertson County
On: Jul 13, 2026 at 09:37A
By: Lacy Fechner

1. DATE, TIME, PLACE OF SALE:

Date: August 4, 2026.

Time: 11:00 A.M. or not later than three hours after that time.

Place: "Robertson County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Robertson County, Texas.

2. Property to be sold: The "Property" to be sold is described as follows:

(2641 HIGH MEADOW TRAIL, FRANKLIN, ROBERTSON COUNTY, TEXAS 77856)

BEING LOT TWENTY-SEVEN (27), IN THE MEADOWS AT OLD HICKORY GROVE SUBDIVISION, IN ROBERTSON COUNTY, TEXAS, SAID SUBDIVISION RECORDED IN VOLUME B, PAGE 187, MAP AND PLAT RECORDS OF ROBERTSON COUNTY, TEXAS.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the below-mentioned Deed of Trust, the Mortgagee/Beneficiary has the right to direct the Substitute Trustees to sell and convey all or only part of the Property. If such sale(s) do not result in full satisfaction of all of the indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein. Pursuant to TEXAS PROPERTY CODE Section 51.009, 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. Any conveyance of the Property is subject to all matters of record affecting the Property.

4. DEED OF TRUST INFORMATION – INSTRUMENT TO BE FORECLOSED:

Date:	JUNE 11, 2025
Grantor/Mortgagor/Debtor:	Happy Houses, LLC
Mortgagee/Beneficiary:	First Bank of Bedias
Original Trustee:	Jason Gooch
Substitute Trustee:	J. Fred Bayliss
Original Principal:	\$1,056,000.00
Recording Information:	Recorded on JUNE 16, 2026, Volume 1601, Page 741, Official Public Records of Robertson County, Texas
Obligation Secured:	That certain Note date JUNE 11, 2025, in the Original Principal amount as stated above, and all obligations

contained therein; with a Final Maturity Date of June 12, 2026. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

5. **Appointment of Substitute Trustees:** The Mortgagee/Beneficiary has duly appointed J. Fred Bayliss, located at 3000 Briarcrest Drive Ste #211, Bryan, Texas 77802, as Substitute Trustees to act under and by virtue of said Deed of Trust, said Appointment of Substitute Trustee filed on July 8, 2026, Volume 1643, Page 134, Official Public Records of Robertson County, Texas.
6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the Mortgagee/Beneficiary has directed the Substitute Trustees to enforce the power of sale under the Deed of Trust to sell the Property to satisfy said indebtedness.
7. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee/Beneficiary, the Substitute Trustees, or the Mortgagee's/Beneficiary's attorney.
8. **NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT** after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notice as required by law, the undersigned Substitute Trustee, on any other Substitute Trustee, will sell to the highest bidder for cash, or to the Mortgagee/Beneficiary, or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the above described Property at public auction at the above described Place of Sell in Robertson County, on the 4th day of August, 2026.

EXECUTED this 13th day of July, 2026.


J. Fred Bayliss
Substitute Trustee
J. Fred Bayliss, PC
3000 Briarcrest Drive Ste #211
Bryan, Texas 77802

Certificate of Posting

I am J. Fred Bayliss, a named Substitute Trustee for Mortgagee/Beneficiary, whose address is 3000 Briarcrest Drive Ste #211, Bryan, Texas 77802. I declare under penalty of perjury that on the 13th day of July, 2026, I filed and/or recorded this Notice of Foreclosure Sale at the office of the Robertson County Clerk and caused it to be posted at the location directed by the Robertson County Commissioners.

DOCUMENT PREPARED BY:
J. Fred Bayliss
3000 Briarcrest Drive Ste #211
Bryan, Texas 77802

Upon Filing Return to: J. Fred Bayliss, 3000 Briarcrest Drive Ste #211, Bryan, Texas 77802