

#35

NOTICE OF FORECLOSURE SALE

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.

March 11, 2026

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as modified, renewed, and/or extended.)

Dated: August 19, 2024

Trustee: Byers & Taylor, PLLC

Address: 300 Bailey Avenue, Suite 100, Fort Worth, Texas 76107

Substitute Trustee: John A. Hastings, Jr.

Address: PO Box 899, 202 West Morgan, Meridian, Tx 76665

Grantors: Robert Godlewski and Martha Godlewski

Mortgagees: Dowell Missildine and Miranda Missildine (hereinafter referred to as "Lender")

Recording Information: Volume 2332 Page 566, Official Public Records, Hill County, Texas.

Transfer of Lien:

Date: April 16, 2025

Recording Information: Volume 2371 Page 600, Official Public Records, Hill County, Texas

Legal Description: Three tracts of land lying and situated in Hill County, Texas out of the Thomas Hood Survey, Abstract No. 376 and being more fully described in the attached Exhibit "A".

Note Secured by Deed of Trust: Promissory Note Secured by Real Estate (The term "Note") herein shall mean the Note as so modified, renewed, and/or extended.)

Date: August 19, 2024

Original Principal Amount: \$415,000.00

Makers: Robert Godlewski and Martha Godlewski

Lenders: Dowell Missildine and Miranda Missildine

Property: All real property and improvements as described in and mortgaged in the deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: East steps of Hill County Courthouse facing Waco Street, Hillsboro, Hill County, Texas or as designated by the County Commissioner's Court

Date of Sale: April 7, 2026

2026 MAR 12 AM 10:39

FILED
NICOLE TAYLOR, COUNTY CLERK
HILL COUNTY, TEXAS

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 AM or within three hours from that time.

Terms of Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's rights and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

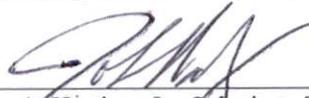
If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of rescission as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.007(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the date of the Foreclosure 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.



John A. Hastings Jr., Substitute Trustee

EXHIBIT "A"

TRACT I

BEING a 1.9314 acre tract of land situated in the Thomas Hood Survey, Abstract Number 376, Hill County, Texas, and being a portion of a called 34,226 acre tract of land described by deed to Dowell E. Missildine, recorded in Volume 1998, Page 651, Deed Records, Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in the asphalt of Hill County Road 1300, a prescriptive Right-of-Way, being the Southernmost corner of said called 34.226 acre tract, same being the Westernmost corner of a called 55.49 acre tract of land described by deed to Barrington Land & Cattle, LLC, recorded in Volume 1858, Page 440, Deed Records, Hill County, Texas, and being in the approximate centerline of said County Road 1300;

THENCE North 29 degrees 51 minutes 36 seconds West, along the Southwest line of said called 34.226 acre tract, and with said centerline, a distance of 245.27 feet, to a mag nail set, from which a mag nail set in asphalt for the Southernmost corner of a called 53.750 acre tract of land described by deed to Paul Atkinson and Donna Atkinson, recorded in Volume 2221, Page 241, Deed Records, Hill County, Texas bears North 29 degrees 51 minutes 36 seconds West, a distance of 150.00 feet;

THENCE North 60 degrees 03 minutes 58 seconds East, departing said Southwest line and said County Road, and over and across said called 34.226 acre tract, a distance of 342.86 feet, to a 5/8" capped iron rod set stamped "Lonestar RPLS6882";

THENCE South 29 degrees 56 minutes 02 seconds East, continuing over and across said called 34.226 acre tract, a distance of 245.27 feet, to a 5/8" capped iron rod set stamped "Lonestar RPLS6882" in the Southeast line of said called 34.226 acre tract, being common with the Northwest line of said called 55.49 acre tract;

THENCE South 60 degrees 03 minutes 58 seconds West, along said common line, at a distance of 329.67 feet, passing a 3/8" iron rod found for reference in the prescriptive Northeast Right-of-Way line of said County Road 1300, and continuing for a total distance of 343.17 feet, to the POINT OF BEGINNING and containing 1.9314 acres or 84,131 square feet of land, more or less.

TRACT II

BEING a 17.7525 acre tract of land situated in the Thomas Hood Survey, Abstract Number 376, Hill County, Texas, and being a portion of a called 34.226 acre tract of land described by deed to Dowell E. Missildine, recorded in Volume 1998, Page 651, Deed Records, Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in asphalt in the approximate centerline of Hill County Road 1300, a prescriptive Right-of-Way, and being the Southernmost corner of a called 53.750 acre tract of land described by deed to Paul Atkinson and Donna Atkinson, recorded in Volume 2221, Page 241, Deed Records, Hill County, Texas, from which a mag nail set at the Westernmost corner of said called 53.750 acre tract bears North 29 degrees 51 minutes 36 seconds West, a distance of 395.53 feet;

THENCE Northeasterly, departing said Southwest line and along the Southeast line of said called 53.750 acre tract, the following calls:

North 61 degrees 31 minutes 42 seconds East, a distance of 652.67 feet, to a 5/8" capped iron rod set stamped "Lonestar 6882";

North 56 degrees 42 minutes 19 seconds East, a distance of 745.15 feet, to a 5/8" capped iron rod set stamped "Lonestar 6882";

North 76 degrees 08 minutes 41 seconds East, a distance of 431.53 feet, to a 5/8" capped iron rod set stamped "Lonestar 6882";

North 60 degrees 52 minutes 20 seconds East, a distance of 524.03 feet, to a 5/8" capped iron rod set stamped "Lonestar 6882" for the lower West corner of said called 53.750 acre tract;

THENCE South 29 degrees 58 minutes 50 seconds East, departing said Southeast line, and over and across said called 34.226 acre tract, a distance of 294.83 feet, to a 5/8" capped iron rod set stamped "Lonestar RPLS6882" in the Southeast line of said called 34.226 acre tract, being common with the Northwest line of that certain tract of land as described by deed to Allen Dennis, recorded in Volume 207, Page 121, Deed Records, Hill County, Texas;

THENCE South 59 degrees 58 minutes 23 seconds West, along said common line, a distance of 361.31 feet, to a 1/2" iron rod found at an angle point in said Southeast line, same being the Westernmost corner of said Dennis tract, and being on the Northernmost corner of said called 55.46 acre tract;

THENCE South 60 degrees 03 minutes 58 seconds West, continuing along said Southeast line, being common with the Northwest line of a called 55.49 acre tract of land described by deed to Barrington Land & Cattle, LLC, recorded in Volume 1858, Page 440, Deed Records, Hill County, Texas, a distance of 1631.23 feet, to a 5/8" capped iron rod set stamped "Lonestar RPLS6882";

THENCE North 29 degrees 56 minutes 02 seconds West, departing said common line, and over and across said called 34.226 acre tract, a distance of 245.27 feet, to a 5/8" capped iron rod set stamped "Lonestar RPLS6882";

THENCE South 60 degrees 03 minutes 58 seconds West, continuing over and across said called 34.226 acre tract, a distance of 342.86 feet, to a mag nail set in asphalt in the approximate centerline of said Hill County Road 1300, and being in the Southwest line of said called 34.226 acre tract;

THENCE North 29 degrees 51 minutes 36 seconds West, along said County Road and said Southwest line, a distance of 150.00 feet, to the POINT OF BEGINNING, and containing 17.7525 acres or 773,300 square feet of land, more or less.

TRACT III

BEING a 32.1970 acre tract of land situated in the Thomas Hood Survey, Abstract Number 376, Hill County, Texas, being a portion of a called 50.00 acre tract of land described by deed to Dowell E. Missildine, recorded in Volume 1998, Page 645, and being a portion of a called 34.226 acre tract of land described by deed to Dowell E. Missildine, recorded in Volume 1998, Page 651, Deed Records, Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" pip found for the Easternmost corner of said called 50.00 acre tract, same being an interior ell corner of that certain tract of land as described by deed to Allen Dennis, recorded in Volume 207, Page 121, Deed Records, Hill County, Texas;

THENCE South 59 degrees 07 minutes 19 seconds West, along the Southeast line of said called 50.00 acre tract, being common with the Northwest line of said Dennis tract, a distance of 1278.50 feet, to a 1" iron rod found for the Southernmost corner of said called 50.00 acre tract, same being the Easternmost corner of said called 34.226 acre tract;

THENCE South 59 degrees 58 minutes 23 seconds West, continuing the Southeast line of said called 34.226 acre tract, being common with said Northwest line, a distance of 219.93 feet, to a 5/8" capped iron rod set stamped "Lonestar RPLS6882", from which a 1/2" iron rod found at an angle point in said Southeast line, same being the Westernmost corner of said Dennis tract bears South 59 degrees 58 minutes 23 seconds West, a distance of 361.31 feet;

THENCE North 29 degrees 58 minutes 50 seconds West, departing said common line, and over and across said called 34.226 acre tract, a distance of 294.83 feet, to a 5/8" capped iron rod set stamped "Lonestar RPLS6882" for the lower West corner of a called 53.750 acre tract of land described by deed to Paul Atkinson and Donna Atkinson, recorded in Volume 2221, Page 241, Deed Records, Hill County, Texas;

THENCE Northeasterly, along the Southeast line of said called 53.750 acre tract, the following calls:

North 29 degrees 58 minutes 50 seconds West, a distance of 630.01 feet, to a 5/8" capped iron rod set stamped "Lonestar 6882";

North 60 degrees 01 minutes 10 seconds East, a distance of 294.82 feet, to a 5/8" capped iron rod set stamped "Lonestar 6882";

North 31 degrees 16 minutes 48 seconds West, a distance of 294.82 feet, to a 5/8" capped iron rod set stamped "Lonestar 6882";

North 60 degrees 58 minutes 00 seconds East, a distance of 1188.25 feet, to a 5/8" capped iron rod set stamped "Lonestar 6882" at the Easternmost corner of said called 53.750 acre tract, being on the Northeast line of said called 50.00 acre tract, and being on the Southwest line of that certain tract of land described by deed to Allen Dennis, recorded in Volume 207, Page 121, Deed Records, Hill County, Texas, from which a 1/2" iron rod found at the Northernmost corner of said called 53.750 acre tract bears North 30 degrees 59 minutes 19 seconds West, a distance of 778.29 feet;

THENCE South 30 degrees 59 minutes 19 seconds East, along the Northeast line of said called 50.00 acre tract, being common with the Southwest line of said Dennis tract (207-121), a distance of 926.19 feet, to the POINT OF BEGINNING and containing 32.1970 acres, or 1,402,500 square feet of land, more or less.