

**NOTICE OF FORECLOSURE SALE - SECOND DEED OF TRUST**

STATE OF TEXAS

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COUNTY OF CROSBY

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This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Deed of Trust (as amended, restated, modified, supplemented or assigned, the "Deed of Trust"):

Dated: October 26, 2023

Borrower: Joe Mark Cargile and Scarlet Leigh Cargile

Lender: Community National Bank

Original Trustee: William D. Stovall

Recorded: October 26, 2023, in the Official Public Records of Crosby County, Texas, as Document No. 249512.

Secures: Promissory Note dated October 26, 2023, in the original principal amount of \$1,540,000.00 (Loan No. 5508045), executed by Borrowers and payable to the order of Lender (as further amended, restated, modified, supplemented or assigned from time to time, the "Note").

Lender's Address: Community National Bank  
17855 N. Dallas Parkway  
Suite 195  
Dallas, TX 75287

Property: The real property described in Exhibit A attached hereto, together with any and all buildings, structures, goods, materials, supplies, chattels, furniture, fixtures (including, but not limited to all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), income, receivables, accounts, cash, issues, profits, charges, receipts, revenues, deposits or securities deposited from any and all sources arising from or attributable to the Property, and other tangible and intangible property and rights thereto described in the Deed of Trust or related security agreements.

Substitute Trustee: Jose A. Bazaldua, Christy Russell, Antonio Bazaldua, Susan Bowers, Kevin Key or Jay Jacobs

Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.  
500 N. Akard St., Suite 4000  
Dallas, TX 75201

Attn: James D. Wilson

**Foreclosure Sale: (the "Foreclosure Sale")**

Date: Tuesday, June 2, 2026

Time: The Foreclosure Sale will take place between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m., local time.

Place: The at the main entrance to the courthouse as the area for foreclosure sales or another location as designated for foreclosure sales by the Crosby County Commissioners Court pursuant to § 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 Lender's bid may be credited against the outstanding 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 such default(s), Lender, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

The Deed of Trust encumbers 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 personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust and any related security agreements in accordance with Lender'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 of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

[SIGNATURE PAGE FOLLOWS]



**EXHIBIT "A"**  
**(Description of Property)**

**Tract 1:**

No. 1 of Subdivision No. 1, in League No. 2, containing 265.7 acres of land as per plat of the subdivision of League No. 2, Eastland County School Land, Abstract No. 30, Patent No. 34, Volume 22, and platted by Dan Boone in April, 1908, of record in the Deed Records of Crosby County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a stone set in ground for the Northeast corner of League No. 2, Eastland County School Land for the Northeast corner of this tract;  
THENCE South with the East boundary line of said League No. 2, 1200 varas to a corner in the East boundary line for the Southeast corner of this tract;  
THENCE West crossing and recrossing White River 1250 varas to a point in the North boundary line of Subdivision 5 of said League No. 2, for the Southwest corner of this tract;  
THENCE North 1200 varas to a point in the North boundary line of said League No. 2, for the Northwest corner of this tract;  
THENCE East at 300 varas pass an iron pin and 2 pits near the West bank of White River, continuing across White River in all 1250 varas to the PLACE OF BEGINNING and containing 265.7 acres of land, more or less.

**Tract 2:**

Block 1 of the Subdivision of League 2, Abstract No. 30, Eastland County School Land, Crosby County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 11, Page 37, of the Deed Records of Crosby County, Texas, being further described as follows:

BEGINNING at a 1/2" iron rod with cap marked "I-IRA" set for the original Southeast corner of Tract 2, Block 1 of the Subdivision of League 2, Abstract No. 30, Eastland County School Land, Crosby County, Texas and this tract;  
THENCE West, along the Southern boundary of said Tract 2, Block 1, at 337.06 feet pass a 1/2" iron rod with cap marked "I HRAI" set in reference, continuing for a total distance of 3469.96 feet to a 1/2" iron rod with cap marked "I HRA" set for the Southwest corner of this tract;  
THENCE N 00 0 01'45" W., along the Western boundary of said Tract 2, Block 1, at 941.14 feet pass a 1/2" iron rod with cap marked "HRA" set in reference, continuing for a total distance of 3333.36 feet to a 1/2" iron rod with cap marked "I HRA" set for the Northwest corner of this tract;  
THENCE East, along the Northern boundary of said Tract 2, Block 1, a distance of 3469.96 feet to a 1/2" iron rod with cap marked "HRA" set for the Northeast corner of said Tract 2, Block 1 and this tract;  
THENCE S 00 0 01'45" E., along the Eastern boundary of said Tract 2, Block 1, a distance of 3333.36 feet to the Point of Beginning. Contains: 265.53 acres, SAVE AND EXCEPT certain portions as more particularly described in the Deed of Trust.

**Tract 3:**

100.9 acres of land out of League No. 2, Eastland County School Land, Abstract No. 30, Patent No. 34, Volume 22, and being the North half of Tract 1, Subdivision No. 4, which Tract 1, Subdivision 4 is Tract No. 1, described by metes and bounds in the deed executed by J.M. Bassett, February 2, 1914, of record in Volume 18, Page 462 of the Deed Records of Crosby County, Texas, whereby said J.M. Bassett conveyed this 100.9 acres and other land to Mary E. Fowler, and conveyed to Ralph Fowler by Mary E. Fowler and husband by deed dated January 7, 1931, of record in Volume 46, Page 354, of the Deed Records of Crosby

County, Texas.

Property 2: The Northeast Quarter (NE/4) of Survey One (1), Block Two (2), B & BRR Company Survey, Abstract Eleven (11), Crosby County, Texas.

Property 3: 160 acres being the Southwest Quarter (SW/4) of Survey No. 1, Certificate No. 84, Abstract No. 19, Brooks and Burleson, Original Grantee, patented to Manual Michael by Patent No. 126, Volume 28, dated June 19, 1877, all in Crosby County, Texas, save and except all oil, gas and other minerals in, on and under the above described land.

Together with all easements, appurtenances abutting streets and alleys, improvements, buildings, fixtures, tenements, hereditaments, equipment, rents, income, profits and royalties, personal goods of whatever description and all other rights and privileges including all minerals, oil, gas, water (whether groundwater, subterranean or otherwise), water rights (whether riparian, appropriate or otherwise, and whether or not appurtenant to the above-described real property), wells, well permits, ditches, ditch rights, reservoirs, reservoir rights, reservoir sites, storage rights, dams and water stock that may now, or at any time in the future, be located on and/or used in connection with the above-described real property, and timber which may now or later be located, situated, or affixed on and used in connection therewith.

2026 MAY 11 PM 12:00  
TAMMY KARSHALL  
COUNTY CLERK  
CROSBY CO., TX

FILED