

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: May 11, 2026

PROMISSORY NOTE: First Amended and Restated Secured Promissory Note, described as follows:

Original Date: October 21, 2024

Maker: Texas Mineral Trust and George Bradford Coleman

Payee: TCT Financial V, LLC, a Texas limited liability company

Amount: \$142,869.20

DEED OF TRUST: Deed of Trust, Mortgage, Assignment, Security Agreement and Financing Statement

Original Date: April 10, 2024

Grantor: Texas Mineral Trust and George Bradford Coleman

Original Trustee: Lauren Allen

Beneficiary: TCT Financial V, LLC, a Texas limited liability company

Recorded in: (i) Instrument Number 6085 of the Official Public Records of Burleson County, Texas, (ii) Instrument Number 202400001068 of the Official Public Records of Karnes County, Texas, and (iii) Instrument Number 2025-0206 of the Official Public Records of Ward County, Texas.

LENDER: TCT Financial V, LLC, a Texas limited liability company

BORROWER: Texas Mineral Trust and George Bradford Coleman

PROPERTY: The "Mortgaged Property" as described in the Deed of Trust and as described on Exhibit A attached hereto.

SUBSTITUTE TRUSTEE: Pete Florez, Florence Rosas, Richard H. Hester, or David Garvin.

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

c/o Munsch Hardt Kopf & Harr, PC
1717 W. 6th Street, Suite 250
Austin, Texas 78703
Attn: Michael B. Franklin

FILED

At 10:38 o'clock a M

MAY 11 2026

JAMIE LEAL, COUNTY CLERK
KARNES COUNTY, TEXAS

Jamie Leal Deputy

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

June 2, 2026, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The south steps of the Burleson County Courthouse, located at 100 W. Buck Street, Caldwell, Burleson County, Texas 77836, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Burleson County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Burleson County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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 personal property described in the Deed of Trust 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 (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 or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property includes only Borrower's right, title, and interest in and to oil, gas and other minerals interests (including royalty interests) and is sold and conveyed "AS IS, WHERE IS", and WITH ALL FAULTS.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas Nation Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United State, please send written notice of the active duty military service to the sender of this notice immediately.

ALTHOUGH SUBSTITUTE TRUSTEE(S) WAS PREVIOUSLY APPOINTED PURSUANT TO THE DEED OF TRUST AND THE TEXAS PROPERTY CODE, FOR AVOIDANCE OF DOUBT, THIS INSTRUMENT REAFFIRMS THAT APPOINTMENT AS FOLLOWS: THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN

THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR
AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE SERVICER.



Printed Name: David Garvin
Title: Foreclosure Services LLC

EXHIBIT "A"
Mortgaged Property

All of Borrower's right, title, and interest in and to the Minerals (hereinafter defined), and any current or future royalties, overriding royalties, bonuses, rents or other monies paid, due, or held in suspense as a result of the extraction, sale, lease, extension, or use of the following, or any proceeds therefrom:

1. The land described on Exhibit "A-1" attached hereto (the "**Lands**").
2. All natural resources or other substance of value which may be extracted or produced from the Lands (the "**Minerals**"). The Minerals include, but are not limited to oil, gas, carbons metals and water.
3. Any substances or materials that result from the extraction of Minerals from the Lands (the "**Products**"). The Products include, but are not limited to the extracted Minerals and any materials or substances created from the extracted Minerals.
4. Any existing leases that cover any part of the Lands (the "**Lease**").

The Mortgaged Property additionally includes all of Borrower's right, title, interest and estate in and to the Minerals and Proceeds and all other claims or causes of action held by or accruing to the Borrower under the Lease and any lease covering interests under the Lands or held by Borrower by virtue of ownership of the Lands, Minerals or Products, including, but not limited to revenues, incomes, and payments from royalties, overriding royalties, lease bonuses, lease extensions, and purchases.

EXHIBIT "A-1"
Lands

KARNES, WARD AND BURLESON COUNTIES, TEXAS:

<u>County</u>	<u>Lease Name</u>	<u>Section</u>	<u>Abstract</u>	<u>Block</u>	<u>Survey</u>
Ward	BIGFOOT 106105B-34	107	231	34	H&TC RR CO
Ward	BIGFOOT 106105A-34	105	231	34	H&TC RR CO
Karnes	IVEY UNIT		111		FANNIN, J W
Burleson	BUHRFEIND		5		BIRD, J
Burleson	LOEHR-ENGLEMANN UNIT		48		REED, J
Burleson	LISA-HERRMANN		5		BIRD, J

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under lands located in Karnes, Ward and Burleson Counties, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

All those lands described in that certain Non-Participating Term Royalty Conveyance filed as Volume 637, Page 630 in the Deed Records of Ward County, Texas.

All those lands described in that certain Assignment of Overriding Royalty Interest filed as Volume 741, Page 389 in the Deed Records of Ward County, Texas.

All of Section 105, Block 34, H&TC Ry. Co. Survey, Ward County, Texas.

All those lands described in that certain Assignment, Conveyance and Bill of Sale filed in Volume 737, Page 289 in the Deed Records of Burleson County, Texas.

180.01 acres of land, more or less, out of the James W. Fannin, Abstract Number 111, Karnes County, Texas and being the same land described in that certain Warranty Deed from Fernando Hernandez and wife, Irene G. Hernandez to George M. West, Trustee of the George M. West Retirement Plan, dated February 27, 2008 and recorded in Volume 871, Page 651 Official Records of Karnes County, Texas.

AND

28.40 acres of land, more or less, situated in the James W. Fannin Survey, Abstract No. 111, Karnes County, Texas and being out of and a part of that certain tract called 109.94 acres as called to be owned by the Estate of Gertrude H. Coleman as recorded in Volume 556, Page 895, Karnes County Deed Records being described in a Cash Deed from George Bradford Coleman, Trustee for the Brandon Trust Beneficiary conveyed 80 acres of said 109.94 acres to Pat Coleman Scanlon, said 28.40 acres also being out of and a part of that certain tract called 309.94 acres as described in a Deed Creating Life Estate as recorded in Volume 510, Page 637 of the Karnes County Deed Records and said 28.40 acres being the remainder of said 109.94 acres, said 28.40 acre tract is further described by metes and bounds as Tract 2 in that certain Partition Deed between Pat C. Scanlon and George Bradford Coleman, Individually and as Trustee of the Royalty Trust, dated June 3rd, 1996 and recorded in Volume 686, Page 738 of the Karnes County Deed Records, Karnes County, Texas