



NOTICE OF 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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: A TRACT OF LAND CONTAINING 5 000 ACRES OUT OF THE WILLIAM COOPER SURVEY, ABSTRACT 20 OF WALLER COUNTY, TEXAS, BEING THE SAME TRACT RECORDED IN THE NAME OF RHONDA CROWSON UNDER WALLER COUNTY CLERK'S FILE (WCCF) NO 2310455 OF THE REAL PROPERTY RECORDS OF WALLER COUNTY, TEXAS (RPRWCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON W C C F NO 2310455 OF THE R P R W C T)

BEGINNING AT A POINT ON THE NORTH LINE OF DONIGAN ROAD (70 FEET WIDE), BEING THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 68 DEGREES 32 MINUTES 32 SECONDS WEST, A DISTANCE OF 41 FEET (AND FROM SAID SOUTHWEST CORNER A SECOND 5/8 INCH IRON ROD FOUND BEARS NORTH 79 DEGREES 13 MINUTES 04 SECONDS WEST, A DISTANCE OF 199 93 FEET, FROM SAID SECOND 5/8 INCH IRON ROD FOUND A THIRD 5/8 INCH IRON ROD FOUND BEARS NORTH 83 DEGREES 19 MINUTES 09 SECONDS WEST, A DISTANCE OF 118 09 FEET),

THENCE, NORTH 06 DEGREES 11 MINUTES 05 SECONDS EAST, WITH THE EAST LINE OF A TRACT RECORDED IN THE NAME OF FRANK RANDALL DAEBELLIEHN UNDER W C C F NO 1603169 OF THE R P R W C T, A DISTANCE OF 858.22 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THIS TRACT,

THENCE, WITH THE SOUTH LINE OF THE JOHN MCFARLAND SURVEY, ABSTRACT 46, BEING A SOUTH LINE OF A TRACT RECORDED IN THE NAME OF RESHAM INVESTMENT, INC IN VOLUME 1115, PAGE 438 (TRACT 1) OF THE R P R W C T, THE FOLLOWING FOUR (4) COURSES

1. SOUTH 89 DEGREES 15 MINUTES 33 SECONDS EAST, A DISTANCE OF 21.71 FEET TO A 5/8 INCH IRON ROD FOUND AT A CORNER OF THIS TRACT;

2. NORTH 89 DEGREES 27 MINUTES 07 SECONDS EAST, A DISTANCE OF 189.62 FEET TO A 1 INCH IRON PIPE FOUND AT A CORNER OF THIS TRACT,

3. NORTH 76 DEGREES 17 MINUTES 01 SECONDS EAST, A DISTANCE OF 62.95 FEET TO A POINT AT A CORNER OF THIS TRACT,

4. SOUTH 60 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 29.63 FEET TO A POINT AT THE NORTHEAST CORNER OF THIS TRACT,

THENCE, SOUTH 12 DEGREES 35 MINUTES 35 SECONDS WEST, WITH THE WEST LINE OF A TRACT RECORDED IN THE NAME OF JOEL M MIRANDA AND WIFE TUYET T MIRANDA UNDER W C C F NO. 2103863 OF THE RPRWCT, PASSING AT A DISTANCE OF 90 07 FEET A 1/2 INCH IRON ROD FOUND AND CONTINUING AN ADDITIONAL DISTANCE OF 838 96 FEET FOR A TOTAL DISTANCE OF 929.03 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF DONIGAN ROAD AT THE SOUTHEAST CORNER OF THIS TRACT FROM WHICH A 1 INCH IRON ROD FOUND BEARS NORTH 84 DEGREES 27 MINUTES 35 SECONDS WEST, A DISTANCE OF 1.36 FEET,

THENCE, WITH SAID NORTH LINE IN A NORTHWESTERLY DIRECTION WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,221.48 FEET, A LENGTH OF 195.47 FEET, A CENTRAL ANGLE OF 05 DEGREES 02 MINUTES 30 SECONDS , A CHORD BEARING OF NORTH 74 DEGREES 06 MINUTES 14 SECONDS WEST, AND A CHORD DISTANCE OF 195.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/05/2023 and recorded in Document 2314756 real property records of Waller County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 02/03/2026

Time: 01:00 PM

Place: Waller County, Texas at the following location: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, 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.

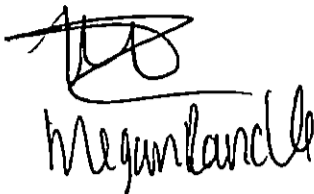
5. *Obligations Secured.* The Deed of Trust executed by CHAD LEE SIRMANS AND SARAH DIANE SIRMANS AND FRANK R DAEBELLIEHN, provides that it secures the payment of the indebtedness in the original principal amount of \$211,131.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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 MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254



Megan Randle

For additional sale information visit: www.xome.com or (844) 400-9663

Certificate of Posting

I am Megan Randle whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 11/25/25 I filed this Notice of Foreclosure Sale at the office of the Waller County Clerk and caused it to be posted at the location directed by the Waller County Commissioners Court.

FILED AND RECORDED

Instrument Number: 25-113

Filing and Recording Date: 11/25/2025 04:10:22 PM Pages: 3 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: