

NOTICE OF SALE OF REAL PROPERTY BY SUBSTITUTE TRUSTEE

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

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.

Substitute Trustee: That Brian D. Womac has been unable to act as Trustee under the Deed of Trust. THAT I, Stacey L. Kremling, HAVING BEEN DULY APPOINTED AS SUBSTITUTE TRUSTEE (THE "SUBSTITUTE TRUSTEE") UNDER THAT CERTAIN APPOINTMENT OF SUBSTITUTE TRUSTEE APPEARING OF RECORD IN WALLER COUNTY, TEXAS AND HARRIS COUNTY, TEXAS, AND ACTING UNDER AUTHORITY OF SUCH APPOINTMENT AND UNDER THE TERMS OF THE DEED OF TRUST ("DEED OF TRUST") FURTHER DESCRIBED BELOW, HEREBY GIVE NOTICE OF A PUBLIC NONJUDICIAL FORECLOSURE SALE BY THE SUBSTITUTE TRUSTEE AS FOLLOWS:

1. Property to Be Sold. The property to be sold is described as follows:

The twenty (20) acres out of the Jackson Roark Survey, Abstract No. 401 & 681, Tract 1G (Harris County) and Tracts 1-3 (Waller County), also known as 16440 Mathis Road, Waller, Waller County, Texas 77484, as further described in **Exhibit "A"** attached hereto, as so described in and covered by such Deed of Trust (herein referred to as the "Property")

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust recorded in the Official Public Records of Real Property for Waller County, Texas, filed of record under Instrument Number 2307721 and 2308597, and recorded in the Official Public Records of Real Property for Harris County, Texas, filed of record under Clerk's File No. RP-2023-252120.

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

Substitute Trustee: Stacey L. Kremling

Date: Tuesday, January 6, 2026

25-118
12/05/2025 03:51:10 PM Total Pages: 7 Fee: 3.00
Debbie Hollan, County Clerk - Waller County, TX

Time: The sale will begin at 1:00 p.m. or not later than three (3) hours after that time hours thereafter. The sale will be completed no later than 4:00 p.m.

Place: The sale will take place in the FOYER AT THE SOUTH ENTRANCE TO THE WALLER COUNTY COURTHOUSE OR AS DESIGNATED BY THE WALLER COUNTY COMMISSIONER'S OFFICE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE or as designated by the Waller County Commissioners.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance to the filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted. The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Notice is further given that 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

5. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

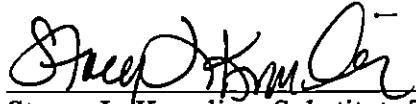
6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Deed of Trust in the original principal amount of \$624,000.00, executed by MERIT NDT LLC, by Joseph Ortiz, its Managing Member, and payable to the order of Garry Pierre Oubre, and all modifications, renewals and extensions under the Deed of Trust. Garry Pierre Oubre is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

As of November 30, 2025, there was owed \$606,216.43 on the Deed of Trust, which includes principal and interest, together plus attorneys' fees in at least the amount of \$3,360.00 incurred through November 30, 2025. The note is bearing interest at the rate of \$298.95 per day thereafter. Questions concerning the sale may be directed to the undersigned.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute to conduct the sale.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 BENEFICIARY.

EXECUTED this the 1st day of December, 2025



Stacey L. Kremling, Substitute Trustee
State Bar No. 24035527
Womac Law
8301 Katy Freeway
Houston, Texas 77024
(713) 751-9200 - Phone
stacey@womaclaw.com

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared, Stacey L. Kremling, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and being by me first duly sworn, acknowledged and subscribed to me that she executed the same for the purposes and consideration therein expressed and, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of December, 2025.



Notary Public, State of Texas

CERTIFICATE OF POSTING

I, _____, whose address is _____. I declare under penalty of perjury that on _____, I filed and/or recorded this Notice of Sale of Real Property by Substitute Trustee ("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 in accordance with the requirements of Waller County, Texas and Texas Property Code Sections 51.002(b)(1) and 51.002(b)(2).

RETURN TO:
Womac Law
8301 Katy Freeway
Houston, Texas 77024

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION
20.1154 ACRES
LOCATED IN THE
J. ROARK SURVEY, A-401,
WALLER COUNTY, TEXAS &
J. ROARK SURVEY, A-681,
HARRIS COUNTY, TEXAS

Being a tract or parcel of land containing 20.1154 acres of land or 876,226 square feet, located in the J. Roark Survey, Abstract 401, Waller County, Texas and in the J. Roark Survey, Abstract 681, Harris County, Texas; Said 20.1154 acre tract of record in the name of Gary Pierre Oubre in Waller County Clerk's File (W.C.C.F.) Number 2023000718 and Harris County Clerk's File (H.C.C.F.) Number RP-2023-18593; Said 20.1154 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System South Central Zone (NAD 83):

BEGINNING at a 5/8 inch iron rod found for the southwest corner of the herein described tract, being the northwest corner of a called 80.103 acre tract of record in the name of Delton and Minnie Horace in H.C.C.F. Number 2016006034 and W.C.C.F. Number 20160386264 and being on the east Right-of-Way (R.O.W.) line of Mathis Road (70 feet wide);

THENCE, coincident the east R.O.W. line of aforesaid Mathis Road and the west line of the herein described tract, North 04 degrees 49 minutes 06 seconds East, a distance of 351.66 feet to a 5/8 inch iron rod found for the northwest corner of the herein described tract and being the southwest corner of a called 45.000 acre tract of record in the name of Sterling and Mama Lewis in H.C.C.F. Number U344059;

THENCE, coincident the south line of aforesaid 45.000 acre tract and the north line of the herein described tract, North 87 degrees 55 minutes 23 seconds East, a distance of 2,486.31 feet to a 5/8 inch iron rod with "Gruller" cap set for the northeast corner of the herein described tract, being the southeast corner of said 45.000 acre tract and being on the west line of a called 646.727 acre tract of record in the name of Story-Lindsey, Family Limited Partnership of record in H.C.C.F. Number S536017;

THENCE, coincident the east line of the herein described tract and the west line of aforesaid 646.727 acre tract, South 02 degrees 52 minutes 18 seconds East, a distance of 349.15 feet to a 5/8 inch iron rod with "Gruller" cap set for the southeast corner of the herein described tract, being the northeast corner of aforesaid 53.176 acre tract;

THENCE, coincident the south line of the herein described tract and the north line of aforesaid 53.176 acre tract, South 87 degrees 55 minutes 23 seconds West, a distance of 2,533.37 feet to the **POINT OF BEGINNING** and containing 20.1154 acres of land.

FILED AND RECORDED

Instrument Number: 2515842

Filing and Recording Date: 12/05/2025 03:51:10 PM Pages: 6 Recording Fee: \$31.00

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,



Debbie Hollan

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:
STACEY KREMLING

FILED AND RECORDED

Instrument Number: 25-118

Filing and Recording Date: 12/05/2025 03:51:10 PM Pages: 7 Recording Fee: \$3.00

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,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

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Marlene Arranaga, Deputy

Returned To:
STACEY KREMLING