

NOTICE OF FORECLOSURE SALE

June 15, 2026

Deed of Trust ("Deed of Trust"):

Dated: December 6, 2024

Grantor: THE ALMAZ COMMUNITY DEVELOPMENT

Trustee: Peterka & Associates, PLLC

Lender: SCHUMER-YARBROUGH DEVELOPMENT, LLC

Property: TRACT 1:

(Tract 21 Part 1 Tax Acct No. 304800-021-000-100)

FIELD NOTES FOR A 9.576 ACRE TRACT 1 (CALLED 9.570 ACRES BEING DESCRIBED AS "PART 1" IN VOLUME 276, PAGE 536 DEED RECORDS) OUT OF A CALLED 28.710 ACRE TRACT OF LAND RECORDED IN VOLUME 276, PAGE 530, DEED RECORDS AND BEING SITUATED IN THE JUAN A. PADILLO SURVEY, ABSTRACT 48, WALLER COUNTY, TEXAS. BEGINNING: At a 1-1/4 inch iron pipe found in the North right-of-way line of F.M. 529 (width varies) for the Southeast comer of a called 2.00 acre tract (Volume 1388, Page 569 Official Public Records) and the Southwest comer of both this Tract 1 and the above 28.710 acre tract; THENCE: North 02° 28' 34" West a distance of 1893.60 feet to a 1 inch iron pipe found for the Northwest comer of both this Tract 1 and the 28.710 acre tract, said point being located in the South line of a called 43.942 acre tract (Volume 662, Page 763 Official Public Records) and is located South 34° 31' 10" East a distance of 5.17 feet from a 5/8 inch iron rod found being called the Northeast corner of a 2.000 acre tract (Volume 1107, Page 155 Official Public Records); THENCE: North 86° 43' 26" East a distance of 220.66 feet with the common line of this Tract 1 and the 43.942 acre tract to a 'A inch iron rod set for the Northeast comer of this Tract 1 and the Northwest comer of a 9.559 acre Tract 2 (called 9.570 acres and described as "Part 2" in Clerk's File No. 1501534); THENCE: South 02° 26' 32" East a distance of 1896.99 feet to a % inch iron pipe found in the North right-of-way line of F.M. 529 for the Southwest comer of the 9.559 acre Tract 2 and the Southeast corner of this Tract 1; THENCE: South 87° 37' 46" West a distance of 219.52 feet with the North right-of-way line of F.M. 529 to the PLACE OF BEGINNING and containing 9.576 acres of land. TRACT 2 :

(Tract 22: (Part 2) Tax Acct No. 304800-022-000-100)

FIELD NOTES FOR A 9.576 ACRE TRACT 1 (CALLED 9.570 ACRES BEING DESCRIBED AS "PART 1" IN VOLUME 276, PAGE 536 DEED RECORDS) OUT OF A CALLED 28.710 ACRE TRACT OF LAND RECORDED IN VOLUME 276, PAGE 530, DEED RECORDS AND BEING SITUATED IN THE JUAN A. PADILLO SURVEY, ABSTRACT 48, WALLER COUNTY, TEXAS. BEGINNING: At a 1-1/4 inch iron pipe found in the North right-of-way line of F.M. 529 (width varies) for the Southeast comer of a called 2.00 acre tract (Volume 1388, Page 569 Official Public Records) and the



Southwest corner of both this Tract 1 and the above 28.710 acre tract;
THENCE: North 02° 28' 34" West a distance of 1893.60 feet to a 1 inch iron pipe found for the Northwest corner of both this Tract 1 and the 28.710 acre tract, said point being located in the South line of a called 43.942 acre tract (Volume 662, Page 763 Official Public Records) and is located South 34° 31' 10" East a distance of 5.17 feet from a 5/8 inch iron rod found being called the Northeast corner of a 2.000 acre tract (Volume 1107, Page 155 Official Public Records);
THENCE: North 86° 43' 26" East a distance of 220.66 feet with the common line of this Tract 1 and the 43.942 acre tract to a 'A inch iron rod set for the Northeast corner of this Tract 1 and the Northwest corner of a 9.559 acre Tract 2 (called 9.570 acres and described as "Part 2" in Clerk's File No. 1501534);
THENCE: South 02° 26' 32" East a distance of 1896.99 feet to a 1/2 inch iron pipe found in the North right-of-way line of F.M. 529 for the Southwest corner of the 9.559 acre Tract 2 and the Southeast corner of this Tract 1;
THENCE: South 87° 37' 46" West a distance of 219.52 feet with the North right-of-way line of F.M. 529 to the PLACE OF BEGINNING and containing 9.576 acres of land.

Address: FM 529 Lot 21 and Lot 22, Hempstead, TX 77445

Recorded: December 9, 2024, file number 2415081 in the Official Public Records of WALLER County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (U.S. \$425,000.00), executed by THE ALMAZ COMMUNITY DEVELOPMENT and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated December 6, 2024 and executed by Renee Young.

Substitute Trustee: Megan L. Randle, Ebbie Murphy, Pete Florez, Debby Jurasek, Jennyfer Sakiewicz

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

Foreclosure Sale:

Date: Tuesday, July 7, 2026

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time

Place: In the foyer at the south entrance to the Waller County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Term 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 SCHUMER-YARBROUGH DEVELOPMENT's bid may be by credit against the 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 that default, SCHUMER-YARBROUGH DEVELOPMENT, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of SCHUMER-YARBROUGH DEVELOPMENT's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with SCHUMER-YARBROUGH DEVELOPMENT'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 for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If SCHUMER-YARBROUGH DEVELOPMENT passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by SCHUMER-YARBROUGH DEVELOPMENT. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

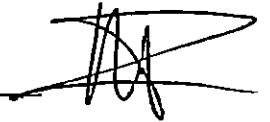
THIS INSTRUMENT NOTES THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR

AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

PETERKA & ASSOCIATES, PLLC.

Joseph J Peterka III

Joseph J. Peterka III
14002 Pinerock Lane
Houston, TX 77079
(281) 435-7359
joe@peterkalaw.com
Attorney for SCHUMER-YARBROUGH
DEVELOPMENT



FILED AND RECORDED

Instrument Number: 26-086

Filing and Recording Date: 06/15/2026 12:58:34 PM Pages: 5 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: