

March 3, 2026
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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

The undersigned is the Trustee under that one certain Deed of Trust dated March 3, 2017, executed by ALEJANDRO RAMON VARGAS and CATHERINE JONELLA VARGAS, a married couple (the "Grantor"), and recorded in Volume 439, Page 537, Official Public Records of Runnels County, Texas, having been duly appointed, in writing, by the Beneficiary in substitute of the original Trustee named therein. To secure payment of the obligations and indebtedness described therein, the Deed of Trust creates a lien against the following described real property situated in Runnels County, Texas;

The land commonly known as 113 PR 3561 and more fully described in Exhibit "A" together with improvements to the land.

Because of default in performance of the obligations of the above described Deed of Trust and/or the promissory note and other indebtedness secured thereby, and because of the failure of the Grantor and/or Obligor of the Note and other indebtedness secured by said Deed of Trust to cure the default, I, as Trustee, will sell the property by public auction to the highest bidder for cash to satisfy the indebtedness secured by the Deed of Trust. The Substitute Trustee's Sale will be conducted at the following place, date and time, or within three hours after that time.

Place of Sale of Property: At the location officially designated by the Runnels County Commissioners' Court for foreclosure sales at the Runnels County Courthouse in Ballinger, Runnels County, Texas.

Date and Earliest Time of Sale of Property: Tuesday, March 3rd, 2026, at 10:00 a.m.


BENJAMIN W. CLAYTON, Trustee

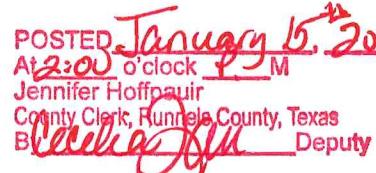
POSTED January 15, 2026
At 2:00 o'clock P.M.
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
 Cecilia Hoffpauir Deputy

Exhibit "A"

BOUNDARY DESCRIPTION of a survey of:

20.733 ACRES of land in Runnels County, Texas, containing approximately 0.672 acres out of the E. F. Mitchison Survey 365 3/4, Abstract 382, and approximately 20.061 acres out of the F. Mancha Survey 12, Abstract 901, said 20.733 acres being a part of that 136 acre tract of land described in the deed from The City of Ballinger to Jasper Monroe Prine and Bonnie Lee Prine, Bonnie Jo Blythe and Charles Vernon Blythe, and Colleen Damell dated January 2, 1984, and recorded in Volume 560, Page 160, Runnels County Deed Records.

BEGINNING at a $\frac{1}{2}$ " iron rod found representing the NW corner of the F. Mancha Survey 12, Abstract 901, and the most northerly NE corner of said 136 acre tract and the NW corner of the James C. Henderson tract [Vol. 82, page 388, Runnels County Official Public Records], said beginning point being located 1225.06' S89°52'03"E [deed call = 1225.2' N89°52'E] of a $\frac{1}{2}$ " iron rod found representing the NW corner of said 136 acre tract, said beginning point also being located 1.11' S67°09'30"E of an iron corner post.

THENCE S00°45'58"W 464.03' [deed call = South 483.5'] along the general course of a fence to a $\frac{1}{2}$ " iron rod found at a corner of said 136 acre tract and a corner of said Henderson tract.

THENCE S78°19'19"E 363.00' [deed call = S79°E 363.6'] along the general course of a fence to a $\frac{1}{2}$ " iron rod found at a corner of said 136 acre tract and a corner of said Henderson tract.

THENCE S53°11'38"E 1083.69' [deed call = S53°38'E 1081.7'] along the general course of a fence to a $\frac{1}{2}$ " iron rod found at a corner of said 136 acre tract and a corner of said Henderson tract.

THENCE S30°33'34"W 612.79' [deed bearing = S30°W] along the general course of a fence to a $\frac{1}{2}$ " iron pipe stake set at an easterly corner of a 112.476 acre tract surveyed simultaneously, said stake being located 722.44' N30°33'34"E of a $\frac{1}{2}$ " iron rod found at a corner of said 136 acre tract and a corner of the Lynn Becker tract [Vol. 262, page 471, OPR].

THENCE along the general course of a fence as follows:

N48°58'47"W 403.67' to a $\frac{1}{2}$ " iron pipe stake set at a northeasterly corner of said 112.476 acre tract; N62°38'21"W 449.20' to a $\frac{1}{2}$ " iron pipe stake set at a northeasterly corner of said 112.476 acre tract; N43°28'18"W 413.28' to a $\frac{1}{2}$ " iron pipe stake set at a northeasterly corner of said 112.476 acre tract; and N31°58'45"W 139.59' to a $\frac{1}{2}$ " iron pipe stake set at a northeasterly corner of said 112.476 acre tract.

THENCE N6°51'34"E 210.33' to a $\frac{1}{2}$ " iron pipe stake set at a northeasterly corner of said 112.476 acre tract, said point also being the most southerly corner of a 2.119 acre tract surveyed simultaneously.

THENCE N23°55'38"E 197.83' along the general course of a fence to a $\frac{1}{2}$ " iron rebar stake set at an easterly corner of said 2.119 acre tract.

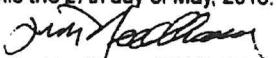
THENCE N68°06'10"E 19.46' to a $\frac{1}{2}$ " iron rebar stake set at an easterly corner of said 2.119 acre tract.

THENCE N26°05'34"W 470.89' to a $\frac{1}{2}$ " iron rebar stake set at the northeast corner of said 2.119 acre tract.

THENCE S89°52'03"E 251.39' [deed bearing = N89°52'E] along the south line of County Road 358 and along the general course of a fence to the place of beginning, this tract containing 20.733 acres, more or less, as shown on the accompanying plat. Bearings given herein are relative to True North at the 99°57'09"W longitudinal meridian as determined from GPS observations. Distances and areas given herein reflect horizontal surface measurements. Set $\frac{1}{2}$ " iron pipe stakes are $\frac{1}{2}$ " OD galvanized iron pipe stakes capped with a red plastic identifier cap having the text NEEDHAM SURVEYORS 1-877-625-2357 SURVEYING SINCE 1845.

* * * * *

I, Jim Needham, Registered Professional Land
Surveyor of Texas, do hereby certify that the above describes
the boundaries of the property depicted on the accompanying plat,
this the 27th day of May, 2016.


Jim Needham - RPLS 1534
NEEDHAM SURVEYORS - COLEMAN, TEXAS
FIRM #101127-00
PHONE: (325) 625-2357