

JUN 09 2025

Notice of Foreclosure Sale

EASTLAND COUNTY, TEXAS
By BR Deputy

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.

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

3.855 acres of land out of a 25.354-acre tract of land as per survey and plat filed of record in Volume 9, Page 742, Records of Public Survey in Eastland County, Texas, said tract described as a 31-acre tract in a deed from Jerry C. Squires, et. al., to Robert Fred Winkler, et. ux., recorded in Volume 1899, Page 234, Official Public Records of Eastland County, Texas, said land being situated in the W/2 of Section 5, Block 6, E. T. R.R. Co. Survey, Abstract No. 111, Eastland County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded as Document Number 2022-001640 in the Official Public Records of Eastland, Texas.

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

Date: July 1, 2025

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The Eastland County Courthouse is located at 100 W Main Street, Eastland, Texas. The sale will be conducted in the area designated by the County Commissioners Pursuant to Section 51.002 of the Texas Property Code.

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 with the posting and 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.

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.

Pursuant to Section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust, security agreement and financing statement executed by James Hogan, IV and Shelby Hogan, Managing Members of RIT LLC, a Texas Limited Liability Company.

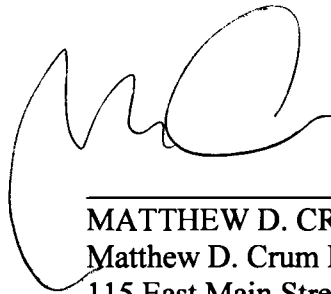
The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

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 promissory notes in the original principal amount of \$312,000.00, executed by James Hogan, IV and Shelby Hogan, Managing Members of RIT LLC, a Texas Limited Liability Company, and payable to the order of Rose Family Alliance LLC, a Texas Limited Liability Company, the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Rose Family Alliance LLC, P.O. Box 1111, Eastland, TX 76448.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has authorized me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: June 9, 2025

A handwritten signature in black ink, appearing to read 'MDC', is positioned above a horizontal line.

MATTHEW D. CRUM
Matthew D. Crum Law Firm, PLLC
115 East Main Street
Eastland, Texas 76448
Telephone: (254) 264-4005
E-mail: mdcrumlaw@gmail.com

Exhibit A

3.855 acres of land out of a 25.354-acre tract of land as per survey and plat filed of record in Volume 9, Page 742, Records of Public Survey in Eastland County, Texas, said tract described as a 31-acre tract in a deed from Jerry C. Squires, et. al., to Robert Fred Winkler, et. ux., recorded in Volume 1899, Page 234, Official Public Records of Eastland County, Texas, said land being situated in the W/2 of Section 5, Block 6, E. T. R.R. Co. Survey, Abstract No. 111, Eastland County, Texas and being more particularly described as follows:

Beginning at a 5/8" iron rod found at the base of a 4" pipe corner post for the Northeast corner of said 25.3234 acre tract, said point also being located in the North line of the Old Bankhead Highway and in the South line of a 10.730 acre tract conveyed to E. J. Sharp in Volume 1255, Page 83 of the Official Public Records of Eastland County, Texas, said point being furtherly located as 1660.49 feet South of and 1224.78 feet East of the Northwest corner of Section 5, Block 6, E.T. R.R. Co. Survey, for the Northeast corner of this described tract;

Thence S 01°00'55" E, 103.38 feet with the Northerlymost East line of this described tract and the East line of said 25.3534-acre tract to a 5/8" rebar with survey cap # 5085 found at a fence corner post, said point being the Northeast corner of a 3.000-acre tract conveyed to David Cain, et. ux. in Volume 2105, Page 20 of the Official Public Records of Eastland County, Texas, for the Easterlymost Southeast corner of this described tract;

Thence S 71°03'43" W, 381.16 feet with the Easterlymost South line of this described tract and the North line of David Cain et ux 3.000-acre tract to a 5/8" rebar with survey cap# 5085 found for an interior corner of this described tract and the Northwest corner of David Cain et. ux. 3.000-acre tract;

Thence S 01°05'33" E, 360.09 feet with the Southerly most East line of this described tract and the West line of David Cain et. ux. 3.000-acre tract to a 5/8" rebar with survey cap# 5085 found for the Southerly most Southeast corner of this described tract, same being the Southwest corner of David Cain et. ux. 3.000-acre tract;

Thence S 70°57'22" W, 300.78 feet with the Westerly most South line of this described tract to a 1/2" re bar with survey cap # 5085 set for the Southwest corner of this described tract;

Thence N 00°10'05" E, 465.05 feet with the West line of this described tract to a 1/2" rebar with survey cap# 5085 set in the North line of Robert Fred Winkler et al 31 acre tract and the North line of Old Bankhead Highway, also being located in the South line of E. J. Sharp 10.730 acre tract for the Northwest corner of this described tract;

Thence N 70°57'22" E, 674.20 feet with the North line of this described tract and the North Line of Robert Fred Winkler et al 31-acre tract, same being the North line of Old Bankhead Highway and the South line of E.J. Sharp 10.730-acre tract to the place of beginning.