

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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. Date, Time, and Place of Sale.

Date: 07/07/2026
Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending on not later than three hours thereafter.
Place: At the Lavaca County Courthouse steps located at 412 North Texana, Hallettsville, TX 77964., or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 7, 2012 and recorded in the real property records of Lavaca County, TX and is recorded in Book 570, Page 386 with Brandon Joseph Grubert (grantor(s)) and Wells Fargo Bank, National Association mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Brandon Joseph Grubert, securing the payment of the indebtedness in the original amount of \$233,916.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. DESCRIPTION OF 21.225 ACRES OF LAND SITUATED IN THE JAMES LYONS SURVEY (ABSTRACT NO. 282) IN LAVACA COUNTY, TEXAS AND BEING ALL OF THAT 21.225 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED FROM W.L., MUNCASTER, ET UX TO CHRISTOPHER BRIAN CULL, ET UX, DATED SEPTEMBER 30, 2005, RECORDED IN VOLUME 354, PAGE 837 OF THE LAVACA COUNTY OFFICIAL RECORDS, SAID 21.225 ACRES DESCRIBED BY METES AND THE BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID CULL 21.225 ACRE TRACT, SAME BEING IN THE NORTHEAST LINE OF A PUBLIC ROAD (LCR 957A - VOL. 328, PG. 746 OF THE LAVACA COUNTY DEED RECORDS) AND THE SOUTH CORNER OF THE DONALD R. MUSKA TRUST 25.133 ACRE TRACT (VOL. 4, PG. 982 OF THE LAVACA COUNTY OFFICIAL RECORDS), SAME ALSO BEING THE WEST CORNER OF SAID 21.225 ACRES;

THENCE, N 43 DEGREES 38 MINUTES 51 SECONDS E- (BEARING BASIS) ALONG THE LINE COMMON TO SAID CULL 21.225 ACRE TRACT AND SAID MUSKA 25.133 ACRE TRACT, A DISTANCE OF 997.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID CULL 21.225 ACRE TRACT, SAME BEING THE EAST CORNER OF SAID MUSKA 25.133 ACRE TRACT AND IN THE SOUTHWEST LINE OF THE DONALD R. MUSKA TRUST 82.10 ACRE TRACT (VOL. 423, PG. 433 OF THE LAVACA COUNTY DEED RECORDS), SAME ALSO BEING THE NORTH CORNER OF SAID 21.225 ACRES;

THENCE, S 58 DEGREES 45 MINUTES 43 SECONDS E ALONG THE LINE COMMON TO SAID CULL 21.225 ACRE TRACT AND SAID MUSKA 82.10 ACRE TRACT PASS THE SOUTH CORNER OF SAID MUSKA 82.10 ACRE TRACT, SAME BEING THE WEST CORNER OF THE P.L.B. LTD. 69 ACRE TRACT (VOL. 96, PG. 494 OF THE LAVACA COUNTY OFFICIAL RECORDS) AND CONTINUING ALONG THE

FILED FOR RECORD
At 3:18 O'clock P M

JUN 15 2026



4877622

BARBARA K. STEFFEK, CLERK
COUNTY COURT LAVACA CO., TEXAS
By *Barbara K. Steffek* Deputy

LINE COMMON TO SAID CULL 21.225 ACRE TRACT AND SAID P.L. B. LTD. 69 ACRE TRACT FOR A TOTAL DISTANCE OF 929.25 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF PUBLIC ROAD (LCR 957A), SAME BEING THE EAST CORNER OF SAID 21.225 ACRES;

THENCE, S 44 DEGREES 15 MINUTES 56 SECONDS W ALONG SAID NORTHWEST LINE OF THE PUBLIC ROAD, A DISTANCE OF 906.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID CULL 21.225 ACRE TRACT, SAME BEING THE EAST CORNER OF THE REMAINING W.L. MUNCASTER, ET UX 50 ACRE TRACT (VOL. 317, PG. 455 OF THE LAVACA COUNTY DEED RECORDS) AND THE SOUTH CORNER OF SAID 21.225 ACRES;

THENCE, N 35 DEGREES 18 MINUTES 00 SECONDS W, A DISTANCE OF 159.38 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID CULL 21.225 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID REMAINING MUNCASTER 50 ACRE TRACT AND AN INTERIOR CORNER OF SAID 21.225 ACRES;

THENCE, S 61 DEGREES 08 MINUTES 38 SECONDS W, A DISTANCE OF 337.58 FEET TO 1/2 INCH IRON ROD FOUND IN SAID NORTHEAST LINE OF PUBLIC ROAD, SAME BEING THE SOUTHWEST CORNER OF SAID CULL 21.225 ACRE TRACT, SAME BEING THE WEST CORNER OF SAID REMAINING MUNCASTER 50 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 21.225 ACRES;

THENCE, N 46 DEGREES 21 MINUTES 09 SECONDS W ALONG SAID NORTHEAST LINE OF PUBLIC ROAD, A DISTANCE OF 639.85 FEET TO THE POINT OF BEGINNING CONTAINING 21.225 ACRES OF LAND.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq., Carson Emmons, Esq., Lori Long, Esq., Jonathan Sawyer, Esq., OR AWEST, OR Agency Sales and Posting LLC, whose address is 7500 Dallas Pkwy #200, Plano, TX 75024 OR AUCTION.COM LLC, or XOME Inc and Tejas Corporate Services LLC, or Abstracts/Trustees of Texas, LLC, or Tejas Corporate Services, LLC, as 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.

Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at:

<https://www.fincen.gov/rre> and <https://www.fincen.gov/rre-faqs>

May 18, 2026

Executed on

5/15/26
Executed on

/s/Lori Long

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
Lori Long, Esq.
Jonathan Sawyer, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039


SUBSTITUTE TRUSTEE
Agency Sales and Posting LLC, or AUCTION.COM
LLC, or Tejas Corporate Services, LLC
7500 Dallas Pkwy #200, Plano, TX 75024

CERTIFICATE OF POSTING

My name is _____, and my address is 7500 Dallas Pkwy #200, Plano, TX 75024. I declare under penalty of perjury that on _____ I filed at the office of the Lavaca County Clerk and caused to be posted at the Lavaca County courthouse this notice of sale.

Declarant's Name: _____

Date: _____