

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment

Note.

Date March 30, 2022
Borrower(s) Lonnie C Coleman
Payee Stearns Bank National Association
Original Principal Amount \$310,000 00

Deed of Trust.

Date March 30, 2022
Grantor(s) Lonnie C Coleman
Trustee David Parnell
Recorded in. Document Number RP-2022-172636, Harris County, Texas

Property

A 0.289 ACRE TRACT OR PARCEL OF LAND OUT OF RESERVE "C" BRAEBURN VALLEY, SECTION SEVEN (7), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 115, PAGE 63, MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING SAME TRACT CONVEYED TO WILLIAM L. MARTIN AS RECORDED UNDER CLERK'S FILE NO. E828196, SAVE AND EXCEPT A TRACT OF LAND CONVEYED TO THE CITY OF HOUSTON AS RECORDED UNDER CLERK'S FILE NO. H599789, SAID 0.289 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED,

COMMENCING AT THE ORIGINAL SOUTHWEST CORNER OF SAID RESERVE "C",

THENCE EAST, ALONG THE SOUTHERLY LINE OF SAID RESERVE "C" A DISTANCE OF 5.57 FEET TO AN "X" IN CONCRETE SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT LYING IN THE PRESENT MONUMENTED RIGHT OF WAY LINE OF GESSNER ROAD (R.O.W. VARIES),

THENCE NORTH, ALONG SAID GESSNER DRIVE, A DISTANCE OF 105.45 FEET TO AN "X" IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT BEING THE COMMON CORNER WITH A TRACT OF LAND AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. S123118,

THENCE EAST, ALONG THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT OF LAND, A DISTANCE OF 119.43 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT LYING IN THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO BRAEBURN VALLEY H.O.A. AS RECORDED UNDER CLERK'S FILE NO. 20130235133;

THENCE SOUTH ALONG THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT OF LAND, A DISTANCE OF 105.45 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE WEST, ALONG THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED, A DISTANCE OF 119.43 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND AND CONTAINING 0.289 ACRE OF LAND, MORE OR LESS

Present Owner of Promissory Note(s) and Beneficiary under Deed of Trust

SB Real Estate Holding, L.L.C., an Arizona limited liability company, as assignee of
Stearns Bank National Association, a national bank association

Information regarding the public sale to be held:Substitute
Trustees.

Matthew D. Giadrosich, Jeffrey V. Leaverton, John T. Easter, George
Pence, Spencer Crichton, Sandy Dasigenis, Jeff Leva, Steve Leva, and
David Garvin
C/O PADFIELD & STOUT, LLP
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102

Appointed by written instrument dated June 10, 2026, and recorded in the
Official Public Records of Harris County, Texas, Document Number RP-
2026-230035.

Date of Sale

November 3, 2026, being the first Tuesday in said month.

Time of Sale

The earliest time at which the sale will occur is 10.00 a.m., Houston, Texas
local time, but in no event later than 3 hours thereafter

Place of Sale

Bayou City Event Center located at 9401 Knight Road, Houston, Texas
77045 or as designated by the County Commissioners Court

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, SB Real Estate Holding, L.L.C., an Arizona limited liability company, as assignee of Stearns Bank National Association, a national bank association appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor SB Real Estate Holding, L.L.C. make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



Sandy Dasigenis, Substitute Trustee

Please Return File-Stamped Copy to

Padfield & Stout, LLP
Attn: Matthew D. Giadrosich
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102