

## AMENDED NOTICE OF FORECLOSURE 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. *Property to Be Sold.* The property ("Property") to be sold is described as follows:

That certain real property located at 23103 Clay Road, Katy, Texas 77493, Harris County, Texas, as more particularly described on 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 described more fully as follows:

Deed of Trust dated NOVEMBER 26, 2019, executed by SDP AUTO CARE LLC, a Texas limited liability company, as grantor, recorded under County Clerk's File No. RP-2019-535960 Real Property Records, Harris County, Texas, conveying the Property in trust to CHARLES T. DOYLE, PATRICK F. DOYLE, DENNIS R. BETTISON, JEFF ADAMS, DONNIE QUINTANILLA, JANA L. HARTNETT, ALBERT G. REDMOND, PETER J. SAPIO, JR. or THEA CLARK, as Trustee, for the benefit of TEXAS FIRST BANK, ("Deed of Trust"). TEXAS FIRST BANK, is the current Beneficiary. ("Beneficiary"),

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

Date: November 3, 2026

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: Magnolia South Ballroom inside the Bayou City Event Center or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee 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 refiled 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 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 the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

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.

5. *Type of Sale.* The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the first lien promissory note dated **November 26, 2019**, in the original principal amount of **\$2,501,000.00**, ("Note") executed by **SDP AUTO CARE LLC, a Texas limited liability company**, payable to the order of, **TEXAS FIRST BANK**, is the current owner and holder of the Note and Obligations and are the current Beneficiary under the Deed of Trust.

7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, MATTHEW S. RUPLEY and KYLE L. DICKSON** as substitute trustees (each being a "Substitute Trustee") to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

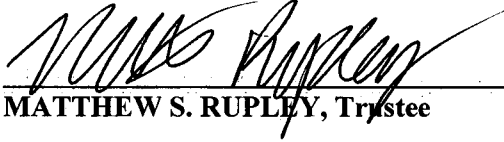
8. *Default and Request to Act.* Default has occurred under the Deed of Trust and the Beneficiary has requested the Trustee conduct this sale. Notice is given that before the sale the Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of Trustee, Matthew S. Rupley, c/o Murray | Lobb, PLLC, at 2200 Space Park Drive, Suite 350, Houston, Texas 77058, phone number (281) 488-0630.

**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.

DATED this the 13th day of October, 2026.

  
MATTHEW S. RUPLEY, Trustee

**AFTER RECORDING RETURN TO:**

Murray | Lobb, PLLC  
2200 Space Park Drive, Suite 350  
Houston, Texas 77058  
(281) 488-0630

COPY UNOFFICIAL

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING A TRACT OF LAND CONTAINING 1.395 ACRES, LOCATED IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT 439, IN HARRIS COUNTY, TEXAS; SAID 1.395 ACRE TRACT BEING OUT OF A CALLED 9.999 ACRE TRACT OF LAND RECORDED IN THE NAME OF THE CROSSING AT KATY TRAILS, LTD., IN HARRIS COUNTY CLERK'S FILE NUMBER NO. RP-2018-33475; SAID 1.395 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE):

COMMENCING, AT A 5/8-INCH CAPPED IRON ROD FOUND AT THE NORTHERLY NORTHEAST CORNER OF SAID 9.999 ACRE TRACT AND THE NORTHWEST END OF A CUTBACK LINE FROM THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF PEEK ROAD (ONE HUNDRED FEETWIDE PER FILM CODE (F.C.) NO. 678135 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) TO THE SOUTH R.O.W. LINE OF CLAY ROAD (ONE HUNDRED FEETWIDE PER H.C.C.F. NO.(S) Y118119 AND Y288835), FROM WHICH A 5/8-INCH CAPPED IRON ROD FOUND AT THE SOUTHEAST END OF SAID CUTBACK LINE BEARS SOUTH 47° 00' 11" EAST, A DISTANCE OF 21.24 FEET;

THENCE, SOUTH 88° 04' 20" WEST, WITH THE NORTH LINE OF SAID 9.999 ACRE TRACT AND THE SOUTH R.O.W. LINE OF SAID CLAY ROAD, A DISTANCE OF 555.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4-INCH IRON ROD FOUND BEARS NORTH 46° WEST, A DISTANCE OF 1.8 FEET;

THENCE, SOUTH 01° 55' 40" EAST, THROUGH AND ACROSS SAID 9.999 ACRE TRACT, A DISTANCE OF 429.85 FEET TO A 5/8-INCH CAPPED IRON ROD SET ON THE SOUTH LINE OF SAID 9.999 ACRE TRACT AND THE NORTH LINE OF RESTRICTED RESERVE "G", BLOCK 1, OF KATY TRAILS SEC 3, A SUBDIVISION OF RECORD IN F.C. NO. 682313 OF THE H.C.M.R., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "G" BEARS SOUTH 67° EAST, A DISTANCE OF 0.8 FEET;

THENCE, WITH THE SOUTH LINE OF SAID 9.999 ACRE TRACT AND THE NORTH LINE OF SAID BLOCK 1, THE FOLLOWING TWO (2) COURSES:

1. NORTH 67° 18' 02" WEST, A DISTANCE OF 71.69 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND AT AN ANGLE POINT;

2. NORTH 74° 26' 46" WEST, AT A DISTANCE OF 81.32 FEET PASS A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 34 OF SAID BLOCK 1, CONTINUING IN ALL A DISTANCE OF 91.05 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02° 04' 50" WEST, THROUGH AND ACROSS SAID 9.999 ACRE TRACT, A DISTANCE OF 372.62 FEET TO A 5/8-INCH CAPPED IRON ROD SET ON THE NORTH LINE OF SAID 9.999 ACRE TRACT AND THE SOUTH R.O.W. LINE OF SAID CLAY ROAD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, 88° 04' 20" EAST, WITH THE NORTH LINE OF SAID 9.999 ACRE TRACT AND THE SOUTH R.O.W. LINE OF SAID CLAY ROAD, A DISTANCE OF 153.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.395 ACRES OF LAND.