

FILED FOR RECORD

Notice of Substitute Trustee Sale

2025 APR -9 PM 3:40

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*

Deed of Trust (Security Agreement, Assignment of Leases, Assignment of Rents, and Financing Statement ("Deed of Trust")):

Dated: December 17, 2021

Grantor: The Richey Group, LLC, a Texas limited liability company, (being the same entity which acquired some properties as The Richey Group

Trustee: Joe F. West

Lender: CommunityBank of Texas, N.A. (now known as Stellar Bank)

Recorded in: Instrument No. 2021044429, recorded December 21, 2021, in the Official Public Records of Jefferson County, Texas; and Instrument No. 2021-122072, recorded December 29, 2021, in the Official Public Records of Hardin County, Texas; and File No. 518816, recorded May 24, 2022, in the Official Public Records of Real Property of Orange County, Texas

Land Description: See Exhibit A attached hereto and made a part hereof for all purposes.

Secures: Commercial Real Estate Lien Note ("Note") in the original principal amount of \$1,980,000.00, executed by The Richey Group, LLC, a Texas limited liability company ("Borrower") and payable to the order of Lender

Property Description: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the property described in the attached Exhibit B, and all rights and appurtenances thereto

Guaranty: The Note is guaranteed by an Agreement of Guaranty dated December 17, 2021, and executed by Brandon J. Richey in favor of Lender

Substitute Trustee: Michael J. Lindsay, Barrett P. Lindsay, John Pat Parsons, and any one of them Individually

Substitute Trustee's

Address: Lindsay, Lindsay & Parsons
710 North 11th St., Beaumont, Texas 77702

Substitute Trustee Sale:

Date: Tuesday, May 6, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Substitute Trustee Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Jefferson County Courthouse in Beaumont, Texas, at the following location: the "Courthouse door" of Jefferson County, Texas, shall be the most northerly entrance of the newest addition to the County Courthouse. For locative purposes, the most northerly door of the new addition to the County Courthouse is the entrance nearest the entrance to the quarters occupied by the Justices of the Peace and the Constable, and opposite the main entrance to the new County Jail.

Terms of Sale: The Substitute Trustee Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Stellar Bank's, fka CommunityBank of Texas, N.A., bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Stellar Bank, fka CommunityBank of Texas, N.A., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Stellar Bank's, fka CommunityBank of Texas, N.A., election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Stellar Bank's, fka CommunityBank of Texas, N.A., rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Substitute Trustee Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Stellar Bank, fka CommunityBank of Texas, N.A., passes the Substitute Trustee Sale, notice of the date of any rescheduled substitute trustee sale will be reposted and refiled in

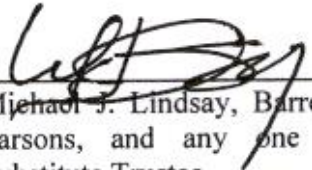
accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Substitute Trustee 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 Substitute Trustee 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. For the avoidance of doubt, the Substitute Trustee Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Stellar Bank, fka CommunityBank of Texas, N.A. 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 "**AS IS,**" without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Substitute Trustee Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



Michael J. Lindsay, Barrett P. Lindsay, John Pat
Parsons, and any one of them Individually,
Substitute Trustee
Lindsay, Lindsay & Parsons
710 North 11th St.
Beaumont, Texas 77702
Telephone (409) 833-1196
Facsimile: (409) 832-7040

EXHIBIT "A"

Page 1 of 3

9245 Shepherd Dr., Beaumont, Texas (Jefferson Co)

The East Thirty Feet of Lot Number One (E. 30' of 1) and the West Thirty Feet of Lot Number Two (W. 30' of 2), in Block Number Eleven (11), of GULF TERRACE ADDITION, an addition to the City of Beaumont, in Jefferson County, Texas, according to the map or plat thereof recorded in/under Volume 5, Page 49 of the Map/Plat Records of Jefferson County, Texas.

9210 Glen Meadow Ln., Beaumont, Texas (Jefferson Co)

The following described Condominium Unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of GLEN MEADOW GARDEN HOMES, SECTION SIX a Condominium Project in Jefferson County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in/under County Clerk's Film Code No. 100-567-0229, of the Real Property Records and the map or plat thereof, recorded in/under Volume 2, Page 219 of the Condominium Map/Plat Records of Jefferson County, Texas.

Condominium Unit Number Two (2), in Building "A", and the space encompassed by the boundaries thereof;

Together with an undivided ownership interest in and to the General Common Elements of the Condominium Project, together with the limited common elements appurtenant thereto.

9252 Glen Meadow Ln., Beaumont, Texas (Jefferson Co)

The following described Condominium Unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of GLEN MEADOW GARDEN HOMES, SECTION SIX (6) a Condominium Project in Jefferson County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in/under County Clerk's Film Code No. 100-57-0289, of the Real Property Records of Jefferson County, Texas and in Volume 2, Page 219 of the Map/Plat Records of Jefferson County, Texas.

Condominium Unit Number Seven (7), in Building "B", and the space encompassed by the boundaries thereof;

Together with an undivided ownership interest in and to the General Common Elements of the Condominium Project, together with the limited common elements appurtenant thereto.

393 Pinchback Rd., Beaumont, Texas (Jefferson Co)

The following described Condominium Unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of CALDER MANOR PATIO HOMES, SECTION FIVE a Condominium Project in Jefferson County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in/under Volume 4, Page 148, of the Condominium Records of Jefferson County, Texas and the plat thereof, recorded in/under Volume 2, Page 58 of the Condominium Map Records of Jefferson County, Texas.

Condominium Unit Number Nine (9), in Building "C", and the space encompassed by the boundaries thereof;

Together with an undivided ownership interest in and to the General Common Elements of the Condominium Project, together with the limited common elements appurtenant thereto.

EXHIBIT "A"
Page 2 of 3

6945 Calder, Beaumont, Texas (Jefferson Co)

The following described Condominium Unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of KINGSTOWNE WEST TOWNHOUSES II a Condominium Project in Jefferson County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in/under Volume 6, Page 439, of the Condominium Records of Jefferson County, Texas and the plat thereof, recorded in/under Volume 2, Page 110 of the Condominium Map Records of Jefferson County, Texas.

Condominium Unit Number Sixteen (16), in Building "C", and the space encompassed by the boundaries thereof; together with Parking/Storage Unit Number C-16 and UC-16, and the space encompassed by the boundaries thereof;

Together with an undivided ownership interest in and to the General Common Elements of the Condominium Project, together with the limited common elements appurtenant thereto.

6095 Fairmeadow St., Beaumont, Texas (Jefferson Co)

The following described Condominium Unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of MANION PALCE TOWNHOUSES, SECTION SEVENTEEN (17) a Condominium Project in Jefferson County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in/under Volume 4, Page 312, of the Condominium Records of Jefferson County, Texas and the plat thereof, recorded in/under Volume 2, Page 261 of the Condominium Map Records of Jefferson County, Texas.

Condominium Unit Number Nine (9), in Building "B", and the space encompassed by the boundaries thereof;

Together with an undivided ownership interest in and to the General Common Elements of the Condominium Project, together with the limited common elements appurtenant thereto.

9195 McLean St., Beaumont, Texas (Jefferson Co)

The West Sixty-seven Feet of Lot Number Five (W. 67' of 5), in Block Number Five (5), of GULF TERRACE ADDITION, to the City of Beaumont, in Jefferson County, Texas, according to the map or plat thereof recorded in/under Volume 5, Page 49 of the Map/Plat Records of Jefferson County, Texas.

535 Georgetown St., Beaumont, Texas (Jefferson Co)

The following described Condominium Unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of MANION PLACE TOWNHOUSES, SECTION FOURTEEN a Condominium Project in Jefferson County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in/under Volume 4, Page 1, of the Condominium Records of Jefferson County, Texas and the plat thereof, recorded in/under Volume 2, Page 53 of the Condominium Map Records.

Condominium Unit Number One (1), in Building "A", and the space encompassed by the boundaries thereof;

Together with an undivided ownership interest in and to the General Common Elements of the Condominium Project, together with the limited common elements appurtenant thereto.

435 S. Beech St., Kountze, Texas (Hardin Co)

Lot Number Three (3), in Block Number Twenty-one (21), of J. J. ALLUMS FIRST WILLIAMS ADDITION, to the Town of Kountze, Hardin County, Texas, according to the map or plat thereof recorded in/under Volume 1, Page 192 of the Map/Plat Records of Jefferson County, Texas.

150 Pecan St., Kountze, Texas (Hardin Co)

Lots Numbered Six (6), Seven (7) and Eight (8), in Block Number Four (4), of J. J. ALLUMS SECOND ADDITION, to the Town of Kountze, in Hardin County, Texas, according to the map or plat thereof recorded in/under Volume 1, Page 194 of the Map/Plat Records of Hardin County, Texas.

EXHIBIT "A"

Page 3 of 3

7545 Neely Rd., Lumberton, Texas (Hardin Co)

BEING a 0.2834 acre tract of land situated in the John Choate Survey, Abstract No. 138, Hardin County, Texas and being out of and part of that certain called 35 acre tract of land as described in a deed from Nancy Parra and Betty Domingue, joined by Leland Parra and David Domingue to Robert D. Neely and wife, Donna J. Neely as recorded in Volume 648, Page 411, Deed Records, Jefferson County, Texas and being all of that certain called 0.28 acre tract of land as described in a "Warranty Deed" from Green Tree Servicing LLC to Federal National Mortgage Association as recorded in Volume 1837, Page 676, Official Public Records, Hardin County, Texas, said 0.2834 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the Southwesterly line of the said 0.28 acre Federal National Mortgage Association tract as NORTH 34° 31' 57" WEST as recorded in the above referenced Volume 1837, Page 676, Official Public Records, Hardin County, Texas.

Beginning at a 1" Iron pipe in an asphalt road found for the most Southerly corner of the tract herein described and said corner being in the centerline of a 30 foot wide Ingress and egress easement for Neely Road as recorded in Volume 660, Page 561, Deed Records, Hardin County, Texas, and said corner being the most Easterly corner of that certain called 1.111 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from Juanita J. Dempsey to Randy E. Dorrell and wife, Sharon L. Dorrell as recorded in Volume 811, Page 773, Deed Records, Hardin County, Texas and said corner being in the Northwesternly line of that certain called 0.782 acre tract of land as described in a "Warranty Deed" from Sammy D. Neely and wife, Henrietta Neely to Kenneth H. Westfall and wife, Ruth L. Westfall as recorded in Volume 760, Page 506, Deed Records, Hardin County, Texas;

Thence NORTH 34° 31' 57" WEST, along and with the boundary between the tract herein described and the said 1.111 acre Dorrell tract, for a distance of 154.39 feet to a 1/2" Iron rod with a cap stamped "B-Line" found for corner, said corner being the most Southerly corner of that certain called 2.069 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from Robert D. Neely and wife, Donna Neely to Randy E. Dorrell as recorded in Volume 686, Page 347, Deed Records, Hardin County, Texas;

Thence NORTH 54° 01' 06" EAST, along and with the boundary between the tract herein described and the said 2.069 acre Dorrell tract, for a distance of 80.00 feet to a fence post footing found for corner, said corner being the most Westerly corner of that certain called 1.00 acre tract of land, save and except a 0.28 acre tract, as described in a "Deed" from Walter L. Hurst to Ronnie Smith and wife, Linda D. Smith as recorded in Volume 798, Page 529, Deed Records, Hardin County, Texas and from said corner a fence post bears NORTH 19° 34' 38" EAST, a distance of 0.15 feet;

Thence SOUTH 34° 30' 54" EAST, along and with the boundary between the tract herein described and the said Smith tract, for a distance of 154.41 feet to a "PK" nail found in an asphalt road for corner, said corner being in the centerline of the said 30 foot wide Ingress and egress easement for Neely Road and being the most Southerly corner of the said Smith tract ad in the Northwesternly line of that certain called 2.25 acre tract of land as described in a "General Warranty Deed" from Pace Auction Service and Sales, Inc. to Travis A. Primo and Andrea G. Primo, husband and wife, as recorded in Book 1720, Page 448, Official Public Records, Hardin County, Texas;

Thence SOUTH 54° 01' 38" WEST, along and with the centerline of the said 30 foot wide Ingress and egress easement for Neely Road, the same being the common line between the tract herein described and the said 2.25 acre Primo tract and the said 0.782 acre Westfall tract, for a distance of 79.95 feet the Point of Beginning and containing 0.2834 acres, more or less.

786 Laurel, Vidor, Texas (Orange Co)

Lot Number Eleven (11), in Block Number Three (3), of LINNWOOD ADDITION NO. 2, an addition in Orange County, Texas, according to the map or plat thereof recorded in/under Volume 5, Page 27 of the Map/Plat Records of Orange County, Texas.

EXHIBIT B

This exhibit covers the types (and items) of personal property listed below that Borrower owns or has sufficient rights in which to transfer an interest, now or in the future, now or hereafter located at, used in connection with, attached to or used in or about the building or buildings now erected or hereafter to be erected on the Land, more fully described on Exhibit "A", and all proceeds and products of the property (including, but not limited to, all parts, accessories, repairs, replacements, improvements, and accessions to the property):

1. Accounts and Other Rights to Payment: All rights to payment, whether or not earned by performance, including, but not limited to, payment for property or services sold, leased, rented, licensed, or assigned. This includes any rights and interests (including all liens) which Borrower may have by law or agreement against any account debtor or obligor of Borrower;
2. Inventory: All inventory held for ultimate sale or lease, or which has been or will be supplied under contracts of service, or which are raw materials, work in progress, or material used or consumed in Borrower's business;
3. Equipment: All equipment including, but not limited to, machinery, vehicles, furniture, fixtures, manufacturing equipment, farm machinery and equipment, shop equipment, office and record keeping equipment, parts and tools. The property includes any equipment described in a list or schedule Borrower gives to secured party, but such a list is not necessary to create or perfect a valid security interest in all of Borrower's equipment;
4. Instruments and Chattel Paper: All instruments, including negotiable instruments and promissory notes and any other writings or records that evidence the right to payment of a monetary obligation and tangible and electronic chattel paper;
5. General Intangibles: All general intangibles including, but not limited to, tax refunds, patents and applications for patents, copyrights, trademarks, trade secrets, goodwill, trade names, customer lists, permits and franchises, payment intangibles, computer programs and all supporting information provided in connection with a transaction relating to computer programs, and the right to use Borrower's name;
6. Documents: All documents of title including, but not limited to, bills of lading, dock warrants and receipts, and warehouse receipts;
7. Government Payments and Programs: All payments, accounts, general intangibles, and benefits including but not limited to, payments in kind, deficiency payments, letters of entitlement, warehouse receipts, storage payments, emergency assistance, diversion payments, production flexibility contracts, and conservation reserve payments under any preexisting, current, or future federal or state government program;
8. Investment Property: All investment property including but not limited to, certificated securities, uncertificated securities, securities entitlements, securities accounts, commodity contracts, commodity accounts and financial assets; and
9. Deposit Accounts: All deposit accounts including, but not limited to, demand, time, savings, passbook and similar accounts.



VG-103-2025-139

**Jefferson County
Roxanne Acosta-Hellberg
Jefferson County Clerk**

Instrument Number: 139

Foreclosure Posting

Recorded On: April 09, 2025 02:13 PM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$5.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 139
Receipt Number: 20250409000106
Recorded Date/Time: April 09, 2025 02:13 PM
User: Belinda B
Station: CCLERK46

Record and Return To:

LISETTE LOZA SANCHEZ
IR LISETTE SANCHEZ



**STATE OF TEXAS
Jefferson County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Jefferson County, Texas

Roxanne Acosta-Hellberg
Jefferson County Clerk
Jefferson County, TX