

**NOTICE OF FORECLOSURE SALE**  
(Archer County)

**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.**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Properties to Be Sold. The properties to be sold are described as follows:

**LANDS END PROPERTY:**

Lot Number Twelve "A" (12-A), Block Number One (1), Shoreline Estates, Unit Two (2), an addition to the City of Lakeside City, Archer County, Texas, according to the Plat of record in Volume 1, Page, 257, Archer County Plat Records

2. Instruments to be Foreclosed. The instruments to be foreclosed are (1) the Deed Of Trust duly recorded as Instrument No. 155489, Official Public Records, Archer County, Texas; as modified pursuant to that certain Modification Of Deed Of Trust duly recorded as Instrument No. 157889, Official Public Records, Archer County, Texas; as modified pursuant to that certain Modification Of Deed Of Trust duly recorded as Instrument No. 160300, Official Public Records, Archer County, Texas; as modified pursuant to that certain Modification Of Deed Of Trust duly recorded as Instrument No. 160528, Official Public Records, Archer County, Texas; and as modified pursuant to that certain Modification Of Deed Of Trust duly recorded as

Instrument No. 160527, Official Public Records, Archer County, Texas (“Deed Of Trust, as modified, respectfully”); and any and all other instruments filed of record with respect to said Deed of Trust, as modified, respectfully, (which are hereinafter referred to as the “Security Instruments”).

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

Date: June 2, 2026

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Archer County Courthouse Annex, 112 E. Walnut Street, Archer City, Archer County, Texas, 76351, at the following location: North entrance of Courthouse Annex, or as designated by the county commissioners.

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 Security Instruments, permitting the Beneficiary thereunder to have the bid credited to the Note, as modified and extended, respectively, up to the amount of the unpaid debt secured by the Security Instruments at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Security Instruments, 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 Security Instruments. The sale shall not cover any part of the property that has been released of public record from the liens of the Security Instruments. 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 Security Instruments, the Beneficiary has the right to direct the Trustee and/or Substitute 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 Security Instruments. 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 and/or Substitute 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 foreclosure sale being conducted pursuant to the power of sale granted by the Security Instruments executed by DESILU PROPERTIES, LLC.

6. Obligations Secured. The Security Instruments provide that they secure the payment of the indebtedness and obligations therein described (collectively, the “Obligations”) including but not limited to the Promissory Note dated August 31, 2022; as modified pursuant to those certain Modifications Of Deed Of Trust dated August 29, 2023, February 29, 2024, August 29, 2024, and November 29, 2024; respectively; in the original principal amount of \$573,000.00, being executed by DESILU PROPERTIES, LLC, and payable to the order of UNION SQUARE CREDIT UNION. UNION SQUARE CREDIT UNION is the current owner and holder of the Obligations and is the Beneficiary under the Security Instruments.

As of April 20, 2026, there was owed \$615,450.18 on Note, as modified, respectively, being principal in the amount of \$573,500.00; interest in the amount of \$40,950.18; with additional interest accruing at the rate of \$98.20 per day thereafter; and at least \$1,000.00 in attorney’s fees. Applicable Trustee’s fees, additional interest, late fees, property insurance and ad valorem taxes, additional attorney’s fees and other expenses, may be added to the amounts owed.

Questions concerning the sale may be directed to the undersigned at (940) 569-2201.

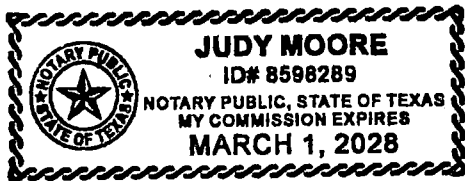
7. Default and Request to Act. Default has occurred under the Security Instruments, and the Beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person substitute trustee to conduct the sale.

DATED April 28, 2026.

Jonathan R. Ellzey  
JONATHAN R. ELLZEY, Substitute Trustee  
320 E. Third Street  
Burkburnett, Texas 76354  
(940) 569-2201  
(940) 569-5032 (Fax)

THE STATE OF TEXAS :  
:  
COUNTY OF WICHITA :

This instrument was acknowledged before me on the 28 day of April, 2026, by JONATHAN R. ELLZEY, Substitute Trustee.



Judy Moore  
Notary Public, State of Texas