

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. No.: LO-34165-TX

DATE: February 13, 2026

NOTE: Promissory Note described as follows:

Date: 10/29/2024
Debtor(s): Garden Farms, LLC, a Texas limited liability company aka Garden Farm, LLC
Original Creditor: Aquarius Fund LLC
Original Principal Amount: \$135,000.00
Current Holder: Aquarius Fund LLC

DEED OF TRUST: Deed of Trust described as follows:

Date: 10/29/2024
Grantor: Garden Farms, LLC, a Texas limited liability company aka Garden Farm, LLC
Trustee: F-T Service Corp
Current Beneficiary: Aquarius Fund LLC
Recorded: 10/30/2024, In Book/Reel/Liber: XX Page/Folio: XX as Instrument No.: 20240200460*, In the County of Caldwell, State of Texas *re-recorded on 8/12/2025 as Instrument No. 2025-006001

LENDER: Aquarius Fund LLC

BORROWER: Garden Farms, LLC, a Texas limited liability company aka Garden Farm, LLC

PROPERTY: The real property described as follows:

A description of a 10.14 Acre Tract of land, located in the John Henry Survey Abstract No. 12 of Caldwell County, Texas. Said 10.14 acre tract, being a portion of that certain Tract or Parcel of land described as containing 118.94 acres of land in a Warranty Deed with Vendor's Lien, recorded March 29, 2018, from James E. and Carla J. Russell to E & T Real Estate, LLC, of record as Document No. 2018-001627, Official Public Records, Caldwell County, Texas. Said 10.14 acre tract as shown on the Accompanying Survey Sketch, being more particularly described by metes and bounds as follows: More completely described in attached exhibit "A".

2209 Callihan Rd, Luling, TX 78648

Filed this 10th day of March 2026

2:51 P M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

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By Yolanda Hernandez Deputy
Yolanda Hernandez

SUBSTITUTE TRUSTEE: Abstracts/Trustees of Texas, LLC

Substitute Trustee's Mailing Address: Law Offices of Jason C. Tatman, 9665 Chesapeake Drive, Suite 365, San Diego, California 92123

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

4/7/2026, the first Tuesday of the month, to commence between **1:00PM-4:00PM**

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The Main Entrance of the new Caldwell County Judicial Center, located at 1703 S Colorado St, Lockhart, Texas 78644, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

RECITALS

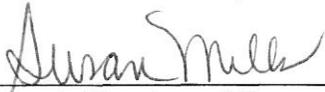
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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 of Sale executed by:



Abstracts/Trustees of Texas, LLC, Trustee

EXHIBIT "A"

A description of a 10.14 Acre Tract of land, located in the John Henry Survey Abstract No. 12 of Caldwell County, Texas. Said 10.14 acre tract, being a portion of that certain Tract or Parcel of land described as containing 118.94 acres of land in a Warranty Deed with Vendor's Lien, recorded March 29, 2018, from James E. and Carla J. Russell to E & T Real Estate, LLC, of record as Document No. 2018-001627, Official Public Records, Caldwell County, Texas. Said 10.14 acre tract as shown on the Accompanying Survey Sketch, being more particularly described by metes and bounds as follows:

Beginning, at a 1/2 inch iron rod with cap stamped "Geomatics 5516" (Grid Coordinates: N 9,884,204.72, E 3,119,517.02) set to monument the southeast margin of Callihan Road, also known as County Road 112, and the northwest line of said 118.94 acre tract, from which a 1/2 inch iron rod with cap stamped "Geomatics 5516" set to monument the north corner of said 118.94 acre tract, the west corner of that certain tract or parcel of land described as containing 69-1/2 acres of land (Second Tract), in an Executor's Deed recorded October 8, 2015, from the Estate of Florence W. McCutchan to Karen S. McCutchan GS-Trust, of record as Document No. 2015-006748, Official Public Records, Caldwell County, Texas, bears, N 47° 42' 20" E, a distance of 1620.24 feet;

Thence, departing said southeast margin of said Callihan Road, over and across said 118.94 acre tract, the following three (3) courses:

1. S 42° 17' 40" E, a distance of 1621.25 feet to a 1/2 inch iron rod with cap stamped "Geomatics 5516" set,
2. S 47° 42' 20" W, a distance of 272.50 feet to a 1/2 inch iron rod with cap stamped "Geomatics 5516" set, and
3. N 42° 17' 40" W, a distance of 1621.25 feet to a 1/2 inch iron rod with cap stamped "Geomatics 5516" set to monument said northwest line of said 118.94 acre tract and said southeast margin of said Callihan Road, from which an iron rod with an illegible cap found monumenting the north corner of that certain tract or parcel of land described as containing 1.18 acres of land, in a General Warranty Gift Deed recorded March 29, 2006, from Ismael and Matilde Vaquera to Ruben Ismael Lopez, Jr., of record in Volume 451, Page 382, Official Public Records, Caldwell County, Texas, bears, S 47° 42' 20" W, a distance of 536.95 feet;

Thence, N 47° 42' 20" E, with said northwest line of said 118.94 acre tract and said southeast margin of said Callihan Road, a distance of 272.50 feet to the Point of Beginning of the herein described tract and containing 10.14 acres of land, more or less.