

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

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.

FILED
AT 1:58 PM
CLOCK

JUL 09 2026

1. DATE, TIME, PLACE OF SALE:

Date: August 4, 2026.

Time: 11:00 A.M. or not later than three hours after that time.

Place: "Madison County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Madison County, Texas.

2. **Property to be sold:** The "Property" to be sold is described as follows:

(BATSON LOOP, NORTH ZULCH, MADISON COUNTY, TEXAS 77871)

ALL OF LOTS ONE (1), THREE (3), FIVE (5), SIX (6), AND EIGHT (8), CAROLINE'S HEAVEN, A SUBDIVISION IN MADISON COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1924, PAGE 196, OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS.

3. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the below-mentioned Deed of Trust, the Mortgagee/Beneficiary has the right to direct the Substitute Trustees to sell and convey all or only part of the Property. If such sale(s) do not result in full satisfaction of all of the indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein. Pursuant to TEXAS PROPERTY CODE Section 51.009, 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. Any conveyance of the Property is subject to all matters of record affecting the Property.

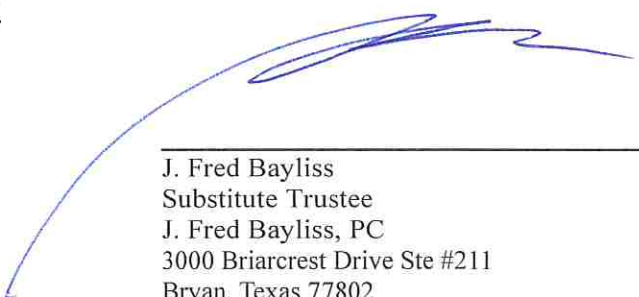
4. DEED OF TRUST INFORMATION – INSTRUMENT TO BE FORECLOSED:

Date:	MAY 12, 2023
Grantor/Mortgagor/Debtor:	Happy Houses, LLC
Mortgagee/Beneficiary:	First Bank of Bédias
Original Trustee:	Jason Gooch
Substitute Trustee:	J. Fred Bayliss
Original Principal:	\$418,855.00
Recording Information:	Recorded on MAY 12, 2023, Volume 1926, Page 29, Official Public Records of Madison County, Texas
Obligation Secured:	That certain Note date May 12, 2023, in the Original

Principal amount as stated above, and all obligations contained therein; with a Final Maturity Date of May 12, 2026. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

5. **Appointment of Substitute Trustees:** The Mortgagee/Beneficiary has duly appointed J. Fred Bayliss, located at 3000 Briarcrest Drive Ste #211, Bryan, Texas 77802, as Substitute Trustees to act under and by virtue of said Deed of Trust, said Appointment of Substitute Trustee filed on July 9th 2026, Volume 3081 Page 115 Official Public Records of Madison County, Texas.
6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the Mortgagee/Beneficiary has directed the Substitute Trustees to enforce the power of sale under the Deed of Trust to sell the Property to satisfy said indebtedness.
7. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee/Beneficiary, the Substitute Trustees, or the Mortgagee's/Beneficiary's attorney.
8. NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notice as required by law, the undersigned Substitute Trustee, on any other Substitute Trustee, will sell to the highest bidder for cash, or to the Mortgagee/Beneficiary, or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the above described Property at public auction at the above described Place of Sell in Madison County, on the 4th day of August, 2026.

EXECUTED this 9 day of July, 2026.



J. Fred Bayliss
Substitute Trustee
J. Fred Bayliss, PC
3000 Briarcrest Drive Ste #211
Bryan, Texas 77802

Certificate of Posting

I am J. Fred Bayliss, a named Substitute Trustee for Mortgagee/Beneficiary, whose address is 3000 Briarcrest Drive Ste #211, Bryan, Texas 77802. I declare under penalty of perjury that on the 11th day of May, 2026, I filed and/or recorded this Notice of Foreclosure Sale at the office of the Madison County Clerk and caused it to be posted at the location directed by the Madison County Commissioners.

DOCUMENT PREPARED BY:

J. Fred Bayliss
3000 Briarcrest Drive Ste #211
Bryan, Texas 77802

Upon Filing Return to: J. Fred Bayliss, 3000 Briarcrest Drive Ste #211, Bryan, Texas 77802