

After Recording Return to:

ROBERTS & ROBERTS, LLP
2501 East Elms Rd., Ste. A
Killeen, TX 76542-3023

FILED
AT 12:05 O'CLOCK P.M.

FEB 05 2026

Jennifer M. Newton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF FORECLOSURE SALE

DATE: February 4, 2026

DEED OF TRUST

Date: August 19, 2024

Grantor: THE BLOOMING ENTREPRENEUR LLC, a Texas limited liability company

Trustee: Frank Roberts or Burk Roberts

Beneficiary: JTB CAPITAL MANAGEMENT, LC, a Texas limited liability company

Recording Information: Deed of Trust lien filed for record as Instrument #375952 Official Public Records of Coryell County, Texas

Property: Lot Four (4), in Block One (1), of John E. Sanner Subdivision, in the City of Copperas Cove, Coryell County, Texas, according to the plat of record in Volume 185, Page 123, Deed Records of Coryell County, Texas, together with all improvements thereon, and all rights and appurtenances to the same belonging or in anywise incident or appertaining

NOTE

Date: August 19, 2024

Amount: \$105,000.00

Debtor: THE BLOOMING ENTREPRENEUR LLC, a Texas limited liability company

Holder: JTB CAPITAL MANAGEMENT, LC, a Texas limited liability company

DATE, TIME & PLACE OF SALE OF PROPERTY:

Date and Time of Sale: The earliest time at which this sale will begin is 10:00 o'clock a.m., on March 3, 2026, and the sale will begin at such time or not later than three hours after such time. The sale will be completed by no later than 4:00 P.M.

Place of Sale: The North door of the Coryell County Courthouse, 620 Main Street, Gatesville, Coryell County, Texas.

The Beneficiary may elect to 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 refiling may be after the date originally scheduled for this sale.

TRUSTEE: Frank Roberts or Burk Roberts, or either of them acting alone

Mailing Address: 2501 E. Elms Rd., Ste. A, Killeen, Bell County, Texas 76542

Phone: (254) 526-7541

Because of default in performance of the obligations of the Deed of Trust, Beneficiary has accelerated the balance of all sums due and payable under said Deed of Trust. Beneficiary has requested the undersigned to conduct a nonjudicial foreclosure sale of the Deed of Trust lien pursuant to the power of sale granted by the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale. As used herein, the term "Trustee" includes any duly-authorized Substitute Trustee.

The Trustee will sell the Property at the Date, Time and Place of Sale. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Beneficiary's election to proceed against and sell all of the real property and any personal property described in the Deed of Trust in accordance with the Beneficiary's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code. However, 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. The Beneficiary may direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

The sale will be conducted as a public auction to the highest bidder or bidders 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 cash on acceptance of the bid, or within such reasonable time as may be agreed upon by the purchaser and the Trustee. In addition, 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 by the Trustee before the Trustee opens the bidding for the first sale of the day.

The conveyance will be subject to all applicable governmental regulations and all restrictions, easements, reservations, and other matters of record in the office of the County Clerk of any county in which the Property is located in whole or in part, to the extent (and only to the extent) that same are valid, subsisting, and affect the Property, and to all prior liens and other exceptions to conveyance and warranty in 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 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.

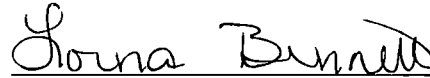
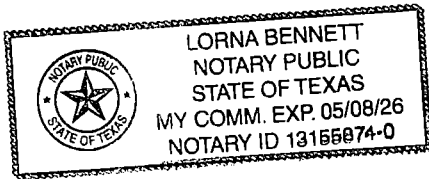
NOTICE TO DEBTOR: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve 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.



Frank Roberts, Trustee
2501 E. Elms Rd., Ste. A
Killeen, Bell Co., Texas 76542-3023
(254) 526-7541
www.robertslegalfirm.com

THE STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 4th day of February, 2026, by Frank Roberts, Trustee



Notary Public, State of Texas