
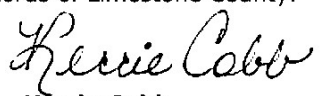


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2026-0021 RECORDED DATE: 05/07/2026 09:41:26 AM <h1 style="text-align: center;">ERECORDING</h1>
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: eSecureFile : 20672128 Document Reference:	Transaction #: 1015729 - 1 Doc(s) Document Page Count: 4 Operator Id: Olga
RETURN TO: (Simplifile) NOWAK & STAUCH, PLLC 10000 N Central Expy Ste 1040 Dallas, TX 75231-2322 (214) 823-2006	SUBMITTED BY: NOWAK & STAUCH, PLLC 10000 N CENTRAL EXPY STE 1040 DALLAS, TX 75231-2322 (214) 823-2006
<p>DOCUMENT # : FC-2026-0021 RECORDED DATE: 05/07/2026 09:41:26 AM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date of Posting: May 5, 2026

Original Trustee: Steven M. Thomas

Substitute Trustee: Ryan C. Gentry
McGowan & McGowan, PC
10933 Wayne Avenue
Lubbock, Lubbock County, Texas 79424

Lender: American Momentum Bank
One Momentum Boulevard
College Station, Brazos County, Texas 77845

County: Limestone County

Note:
Date: September 24, 2020
Maker: Pharmacy Plus, Inc.
Payee: American Momentum Bank
Principal Amount: \$1,936,000.00

Deed of Trust:
Date: September 24, 2020
Grantor: The Thomas M. Neale and Martha A. Neale Revocable Living Trust,
Thomas M. Neale a/k/a Thomas M. Neal, Sr., and Martha A. Neale
Beneficiary: American Momentum Bank
Recorded: Real Property Records, Limestone County, Texas;
Instrument #2020-0003900
Recording Date: September 30, 2020

Property: See Exhibit "A" hereto

Personal Property
included in this Sale: None, provided, however, any personal property remaining within the bounds
of the Property will become the property of the successful bidder, subject to
any superior claim.

Date of Sale: June 2, 2026 at 1:15 PM

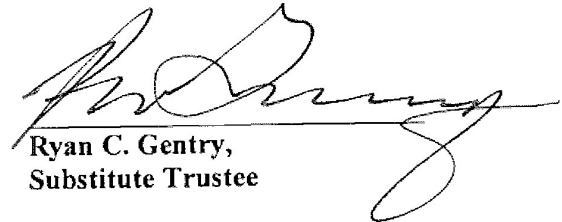
Place of Sale: The designated area of the county courthouse or such other area as
designated by the Commissioners Court of Limestone County, Texas,
currently **the front door of the Limestone County Courthouse, located
at: 200 West State Street, Groesbeck, Texas 76642.**

Lender has appointed Ryan C. Gentry as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

ANY PURCHASER AT THIS FORECLOSURE SALE MAY STILL BE SUBJECT TO OTHER, SUPERIOR LIENS AGAINST THE PROPERTY.

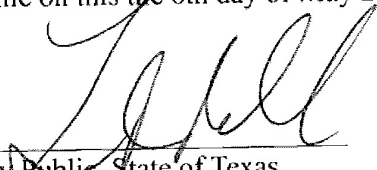
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



**Ryan C. Gentry,
Substitute Trustee**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This Instrument was acknowledged before me on this the 6th day of May 2026, by Ryan C. Gentry, in the capacity indicated hereinabove.



Notary Public, State of Texas

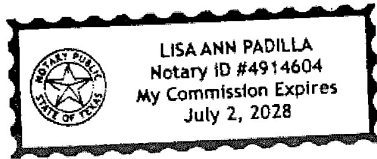


EXHIBIT "A"

[b]eing Lots Eight (8), Nine (9) and Ten (10), in Block One Hundred Five (105) in the Town of Groesbeck, Limestone County, Texas, according to the official map or said town recorded in Volume "H", Page 167 of the Deed Records of said county, and being the same property conveyed to Doyle Hines, *et ux* by H.V. Higley, Administrator of Veterans' Affairs on August 19, 1957, and recorded in Volume 444, Page 199, Deed Records of Limestone County, Texas.

SAVE AND EXCEPT the South 57-1/2 feet of Lots 8, 9 and 10, in Block 105, City of Groesbeck, Limestone County, Texas, and being more fully described in Warranty Deed dated July 19, 1972, executed by T.M. Neale and wife, Martha Neale to Herbert J. Hewitt and wife, Mary E. Hewitt, filed of record in Volume 573, Page 653, Deed Records of Limestone County, Texas

being the same property described in Instrument No. 2020-0003900 of the Official Public Records of Limestone County, Texas