

POSTED AT 3 O'CLOCK PM  
THIS 15 DAY OF 12 2025  
BY V. Stutts

### SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on *October 14, 2023*, a Deed of Trust (the "Deed of Trust") was executed by *GASFUSION, INC.*, conveying to *STEPHEN A. BRESSLER*, as Trustee, the hereinafter described real property to secure the payment of the debt therein described, said Deed of Trust being recorded as *Document No. 90738*, Official Public Records of *McMullen* County, Texas, reference to which is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of said debt and the same is now all due, and *JWJ LAND PARTNERS, LTD.*, a Texas limited partnership, the legal owner and holder thereof, has demanded payment thereof and has requested the undersigned to enforce the power of sale set forth in the Deed of Trust and to sell said real property pursuant to the terms of said Deed of Trust; and

WHEREAS, the undersigned have been appointed as Substitute Trustees in accordance with the provisions of said Deed of Trust; and

THEREFORE, NOTICE is given that one of the undersigned will sell the real property described in said Deed of Trust on Tuesday, the *6th day of January, 2026*, that being the first Tuesday in said month, beginning not earlier than *10:00 A.M.* and ending not later than *1:00 P.M.*, *at the area located outside on the West Side of the McMullen County Courthouse, facing River Street, Tilden, Texas*, or in such other area as may be designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code, at public sale to the highest bidder for cash, such real property being more particularly described as follows:

Lot Nos. Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block No. Twelve (12) in the Town of Tilden, Texas, as per map or plat thereof recorded in Volume A, Page 88, of the Deed Records of McMullen County, Texas, to which map or plat and its record, reference is here made for all purposes, SAVE AND EXCEPT from said Lot No. 12 a tract of land comprising 0.07 acre of land, more or less, conveyed to the State of Texas for highway use, more particularly described in Highway Deed dated February 20, 1939, from McMullen County to State of Texas, recorded in Volume 31, Pages 124 et seq. of the Deed Records of McMullen County, Texas, and in Suit between State of Texas and W. R. Quilliam, et al., recorded in Volume 7, Pages 291, et seq. of the Commissioners Court Minutes, McMullen County, Texas, to which instrument and their respective records, reference is here made for all purposes

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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.

WITNESS OUR HANDS on *December 15, 2025*.



MATTHEW K. FRANKLIN, Substitute Trustee  
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JON D. LOWE, Substitute Trustee  
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