

Notice of Foreclosure Sale

THE STATE OF TEXAS)
COUNTY OF JEFFERSON)

THIS NOTICE OF FORECLOSURE IS GIVEN pursuant to Tex. Tax Code Chapter 34, and Tex. R. Civ. P. 21a., by virtue of an Order of Sale issued on January 15, 2026, pursuant to the Judgment rendered in favor of the plaintiffs and/or intervenors on June 12, 2024 by the 60th Judicial District Court in Jefferson County, Texas, in Cause No. B-209934 styled FNA VI, LLC vs. PAM PROPERTIES, LLC AND THOMAS ANDREW MORRELL, ET AL, on January 15, 2026, I levied, against all legal interest and/or right of all defendants subject to said Judgment, upon the following described tracts or parcels of land:

STREET ADDRESS: 6725 Eastex Freeway, Beaumont, Jefferson County, Texas 77706;
and

LEGAL DESCRIPTION: ROSEDALE L2 ALL L10 TR 3&4 B 5; and being more particularly described as BEING parts of Lots Nos. Two (2) and Ten (10) in Block No. Five (5) of the ROSEDALE REPLAT ADDITION to the City of Beaumont, Jefferson County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a steel rod locating the Northeast corner of Lot No. Nine (9) and the Northwest corner of Lot No. Ten (10) of Block No. Five (5) of said ROSEDALE REPLAT;

THENCE South 0° 37' East with the common line of Lot No. Nine (9) and Lot No. Ten (10) a distance of 175.6 feet to a steel rod for corner;

THENCE North 89° 23' East 247.1 feet to a steel rod for corner in the common line between Lot No. Two (2) and Lot No. Ten (10) for the said ROSEDALE REPLAT; THENCE South 46° 15' East with said common line 7.5 feet to a steel rod for corner said steel rod locating a common corner of Lot No. One (1) and Lot No. Two (2);

THENCE North 43° 45' East with the common line between Lot No. One (1) and Lot No. Two (2) a distance of 132.25 feet to a steel rod in the West-most-right-of-way line of U.S. Highway No. 69;

THENCE North 51° 31' West with the West-most line of said U.S. Highway No. 69 a distance of 252.06 feet to a steel rod for corner in the common line between Lot No. Two (2) and Lot No. Three (3) of said Block No. Five (5);

THENCE South 43° 45' West with the common line of Lot No. Two (2) and Lot No. Three (3) a distance of 109.26 feet to a steel rod for corner;

THENCE South 89° 23' West with the North line of Lot No. Ten (10) a distance of 73.15 feet to the PLACE OF BEGINNING.; as provided by the Jefferson County Taxing Authority, including any and all taxing units which it collects taxes for Account Number(s): 056900000028000000.

On July 7, 2026, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the most northerly entrance of the newest addition to the Courthouse, Beaumont, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest of all defendants subject to said Judgment, in and to said tracts or parcels of land, as provided for by the Texas Tax Code, to satisfy said Judgment for delinquent property taxes, accrued penalties, interests, and attorney's fees, totaling \$350,479.19, plus all post judgment interest, penalties, court costs and costs of sale awarded therein and pursuant to the Texas Tax Code, due on said tracts or parcels of land. The sale shall begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale shall be completed by three hours after it commences or 4:00 p.m., whichever occurs first. I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Sale by Certified Mail and First-Class Mail through the United States Postal Service, return receipt requested, to each of the defendant named in said Judgment.

“THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED. “THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF’S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY’S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

“IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.”

“ESTA VENTA SE LLEVA A CABO CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARÁN SUS OFERTAS SOBRE LOS DERECHOS, TÍTULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.

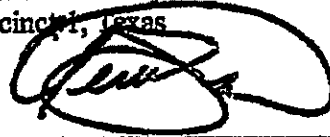
“LA PROPIEDAD SE VENDE ASÍ COMO ESTÁ, DÓNDE ESTÁ, Y SIN NINGUNA GARANTÍA, NI EXPLÍCITA NI IMPLÍCITA. NI EL VENDEDOR NI EL DEPARTAMENTO DEL SHERIFF ASEGURAN DECLARADA

EN CUANTO AL TÍTULO DE PROPIEDAD, LA CONDICIÓN, HABITABILIDAD, COMERCIALIZADIDAD O IDONEIDAD PARA UN DETERMINADO PROPÓSITO. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

“EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE ESTÉ DESTINADO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO CUENTA CON EL SERVICIO DE AGUAS BLANCAS O AGUAS NEGRAS, PUEDE QUE NO CALIFIQUE PARA USO RESIDENCIAL. UN POSIBLE CLIENTE QUE DESEE MAYOR INFORMACIÓN DEBERÁ INVESTIGAR MÁS O ASESORARSE CON UN ABOGADO.”

Dated at Jefferson County, Texas this 12 day of May, 2026

Jefferson County Constable's Office
Precinct 1, Texas



By: Jevonne Pollard
Constable of Jefferson County
Precinct 1, Texas

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THE STATE OF TEXAS)
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STREET ADDRESS: 6715 Eastex Freeway, Beaumont, Jefferson County, Texas 77706;
and

LEGAL DESCRIPTION: ROSEDALE L-1 B-5; and being more particularly described as A 0.532 acre tract of land out of the southwesterly part of Lot No. 1, Block No. 5, Replat of Rosedale Subdivision Beaumont, as recorded in Volume 7, Page 7 of the Map Records of Jefferson County, Texas, the 0.552 acre portion being more particularly described as follows:

BEGINNING at the westerly corner of Lot 1, Block 5 of said Subdivision, which point is also the southerly corner of Lot 2, Block 5, and a point in the northeasterly side line of Lot 10, Block 5 of said Subdivision, and which point is also the most westerly corner of the tract of land herein described, a concrete monument for corner;

THENCE south $46^{\circ} 15'$ east 161.70 feet along the side line common to Lots 1 and 10, Block 5, of said Subdivision, to a point in the northwesterly side line of the 60-foot wide Cole Road, which point is also a corner common to Lots 1 and 10, Block 5, of said Subdivision, and which point is also the most southerly corner of the tract of land herein described, a concrete monument for corner;

THENCE northeasterly 137.53 feet following the curvature of the southeasterly side line of Lot 1, Block 5, of said Subdivision and the northwesterly side line of Cole Road (Curve Functions: Central Angle $11^{\circ} 09' 36''$ Radii 706.10 feet Cord Length 137.31 feet) to a point in the new southwesterly right-of-way line of Highway Nos. 69, 96 and 287, which point is also the most easterly corner of the tract of land herein described, a concrete monument for corner;

THENCE north $46^{\circ} 15'$ west 198.08 feet along the new right-of-way line of said Highways, to a point in the side line common to Lots 1 and 2, Block 5, of said Subdivision, which point is the most northerly corner of the tract of land herein described, a concrete monument for corner;

THENCE south 43° 45' west 132.40 feet along the side line common to Lots 1 and 2, Block 5, of said Subdivision to the PLACE OF BEGINNING.; as provided by the Jefferson County Taxing Authority, including any and all taxing units which it collects taxes for Account Number(s): 05690000000270000000.

On July 7, 2026, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the most northerly entrance of the newest addition to the Courthouse, Beaumont, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest of all defendants subject to said Judgment, in and to said tracts or parcels of land, as provided for by the Texas Tax Code, to satisfy said Judgment for delinquent property taxes, accrued penalties, interests, and attorney's fees, totaling \$158,544.60, plus all post judgment interest, penalties, court costs and costs of sale awarded therein and pursuant to the Texas Tax Code, due on said tracts or parcels of land. The sale shall begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale shall be completed by three hours after it commences or 4:00 p.m., whichever occurs first. I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Sale by Certified Mail and First-Class Mail through the United States Postal Service, return receipt requested, to each of the defendant named in said Judgment.

“THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED. “THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF’S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY’S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

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“ESTA VENTA SE LLEVA A CABO CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARÁN SUS OFERTAS SOBRE LOS DERECHOS, TÍTULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.

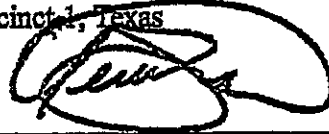
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EN CUANTO AL TÍTULO DE PROPIEDAD, LA CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD PARA UN DETERMINADO PROPÓSITO. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

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Dated at Jefferson County, Texas this 22 day of May, 2021

Jefferson County Constable's Office
Precinct 1, Texas



By: Jevonne Pollard
Constable of Jefferson County
Precinct 1, Texas

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STREET ADDRESS: 5750 Cole Road, Beaumont, Jefferson County, Texas 77706; and

LEGAL DESCRIPTION: ROSEDALE L10 TR 1 B5; and being more particularly described as BEING a 0.730 acre tract of land out of and a part of Lot 10, Block 5, in Rosedale Addition in Beaumont, Jefferson County, Texas, as per map of record in Volume 7, Page 83 of the Map Records of Jefferson County Texas.

BEGINNING at an iron rod found in the north right of way line of Cole Street marking the southwest corner of Lot 1, Block 5 and the southeast corner of Lot 10 and being the southeast corner of the tract herein described;

THENCE in a southwesterly direction along the north right of way line of Cole Street and along the south line of Lot 10 and the south line of the tract herein described and being along the area of a curve to the left, an arc distance of 297.39 feet to a ten (10) inch tallow tree marking the southwest corner of the tract herein described, said curve having a central angle of 20° 53' 09", a radius of 706.10 feet and a chord of 255.97 feet bearing SOUTH 75° 47' 02" WEST, said corner also being the southeast corner of that certain tract conveyed to Claude D. Soape by deed dated April 18, 1950 and recorded in Volume 767, Page 637 of the Deed Records of said County;

THENCE NORTH 00° 09' 51" EAST along the east line of said Soape tract and along the west line of the tract herein described, a distance of 178.66 feet to an iron rod found marking the northeast corner of said Soape tract and the northwest corner of the tract herein described, said corner being located in the south line of that certain tract conveyed to Roy John Morrell by deed dated February 22, 1961 and recorded in Volume 1250, Page 594 of the Deed Records of Jefferson County, Texas;

THENCE NORTH 88° 53' 54" EAST along the south line of said Morrell tract and along the north line of the tract herein described, a distance of 127.13 feet to an iron rod found marking the southeast corner of said Morrell tract and the northeast corner of the tract herein described, said corner being located in the southwesterly line of Lot 2 and Block 5 and in the northeasterly line of Lot 10;

THENCE SOUTH 45° 32' 39" EAST along said line between Lots 2 and 10 at a distance of 7.48 feet past and iron rod found marking the most southerly or southwesterly corner of Lot 2 and the most westerly or northwesterly corner of Lot 1, Block 5 and continue for a total distance of 168.83 feet to the PLACE OF BEGINNING and containing in area 0.730 acres of land, more or less.; as provided by the Jefferson County Taxing Authority, including any and all taxing units which it collects taxes for Account Number(s): 0569000000046000000.

On July 7, 2026, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the most northerly entrance of the newest addition to the Courthouse, Beaumont, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest of all defendants subject to said Judgment, in and to said tracts or parcels of land, as provided for by the Texas Tax Code, to satisfy said Judgment for delinquent property taxes, accrued penalties, interests, and attorney's fees, totaling \$4,170.37, plus all post judgment interest, penalties, court costs and costs of sale awarded therein and pursuant to the Texas Tax Code, due on said tracts or parcels of land. The sale shall begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale shall be completed by three hours after it commences or 4:00 p.m., whichever occurs first. I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Sale by Certified Mail and First-Class Mail through the United States Postal Service, return receipt requested, to each of the defendant named in said Judgment.

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"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

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Dated at Jefferson County, Texas this

22 day of

May, 2016.

Jefferson County Constable's Office
Precinct 1, Texas



By: Jevonne Pollard
Constable of Jefferson County
Precinct 1, Texas

Notice of Foreclosure Sale

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STREET ADDRESS: 5835 Cole Road, Beaumont, Jefferson County, Texas 77706; and

LEGAL DESCRIPTION: ROSEDALE E1/2 L7 B6; and being more particularly described as The East one-half (E. 1/2) of Lot Seven (7), Block Six (6), replat of Rosedale Subdivision in the Thomas Spear and A. Dowe surveys in Jefferson County, Texas, according to the map or plat of record in Vol. 7, Page 7, Map Records in the Office of the County Clerk of said County and State.; as provided by the Jefferson County Taxing Authority, including any and all taxing units which it collects taxes for Account Number(s): 05690000000600000000.

On July 7, 2026, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the most northerly entrance of the newest addition to the Courthouse, Beaumont, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest of all defendants subject to said Judgment, in and to said tracts or parcels of land, as provided for by the Texas Tax Code, to satisfy said Judgment for delinquent property taxes, accrued penalties, interests, and attorney's fees, totaling \$4,465.20, plus all post judgment interest, penalties, court costs and costs of sale awarded therein and pursuant to the Texas Tax Code, due on said tracts or parcels of land. The sale shall begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale shall be completed by three hours after it commences or 4:00 p.m., whichever occurs first. I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Sale by Certified Mail and First-Class Mail through the United States Postal Service, return receipt requested, to each of the defendant named in said Judgment.

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Dated at Jefferson County, Texas this 22 day of May, 2026

Jefferson County Constable's Office
Precinct 1, Texas



By: Jevonne Pollard
Constable of Jefferson County
Precinct 1, Texas