

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**



**DATE:** June 24, 2025

**DEED OF TRUST:**

**Date:** October 16, 2023  
**Grantor:** Noe Flores and Mariana Benavente Flores  
**Beneficiary:** Pineywoods Ranch Partners, LLC  
**Trustee:** Mark Pigg

**COUNTY WHERE PROPERTY IS LOCATED:** Houston County, Texas

**ANY ONE OF THE FOLLOWING NAMED PERSONS TO ACT AS SUBSTITUTE TRUSTEE:**

TYSCOTT HAMM / JACEY DUBOIS / HAYDEN HATCH / MORGAN WIEBOLD /  
SHARON ST. PIERRE / HARRIETT FLETCHER / DAVID GARVIN / SHERYL LaMONT /  
KELLY GODDARD

**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:**

9816 Slide Road, Suite 201; Lubbock, Lubbock County, Texas, 79424

**Recording Information:** Deed of Trust recorded at Document No. 20233763 of the Official Records of Houston County, Texas.

**Property:** See Exhibit A attached hereto.

**NOTE:**

**Date:** October 16, 2023  
**Amount:** \$202,189.50  
**Debtor:** Noe Flores and Mariana Benavente Flores  
**Holder:** Pineywoods Ranch Partners, LLC  
**Maturity Date:** October 16, 2028

**Date of Sale of Property (First Tuesday of the Month):** Tuesday, August 5, 2025

**Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.):** 1:00 p.m.

**Place of Sale of Property:** At the East side of the Houston County Courthouse, 401 E. Houston Avenue, Crockett, Texas 75835 or as designated by the County Commissioners.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

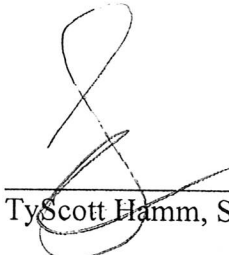
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 24<sup>th</sup> day of June, 2025.

  
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TyScott Hamm, Substitute Trustee

THE STATE OF TEXAS                   §

COUNTY OF LUBBOCK               §

This instrument was acknowledged before me on the 24<sup>th</sup> day of June, 2025, by TyScott Hamm.



  
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Notary Public, State of Texas

**Exhibit "A"**  
**FIELD NOTE DESCRIPTION TRACT 10**  
**20.13 ACRES**  
**IN THE JOHN BRYAN SURVEY, ABSTRACT NUMBER 164 AND IN THE**  
**THOMAS FISHER SURVEY, ABSTRACT NUMBER 422**  
**HOUSTON COUNTY, TEXAS**

BEING a 20.13 acre tract of land situated in the John Bryan Survey, Abstract Number 164, and in the Thomas Fisher Survey, Abstract Number 422, Houston County, Texas, being a portion of that certain called 2011.085 acre tract described in instrument to Pineywoods Ranch Partners, LLC, recorded under Instrument Number 72834 of the Official Records of Walker County, Texas, (O.R.W.C.T.), said 20.13 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said John Bryan Survey and Thomas Fisher Survey, Abstract Number 422, for the northwesterly corner of the herein described 20.13 acre tract and **POINT OF BEGINNING**, from which a 4 inch round concrete monument with 3 inch disk found in the apparent northwesterly line of the John Bethea Survey, Abstract Number 89, for the apparent common easterly corner of the Harry G. Cem Survey, Abstract Number 123 and the James J. Holcomb Survey, Abstract Number 475, a common corner between said 2011.085 acre tract and that certain called 100 acre tract described in instrument to Pitts 2007 Properties, LTD, recorded under Clerk's File Number 801721 of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.), bears South 01°22'58" East, 1347.77 feet:

THENCE North 39°29'00" East, severing, over and across said 2011.085 acre tract, at a distance of 889.13 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southwesterly margin of a gravel road (60' Wide Access Easement), in all, a total distance of 949.38 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said gravel road running east and west, for the northerly corner of the herein described 20.13 acre tract;

THENCE continuing over and across said 2011.085 acre tract, with the approximate centerline of said gravel road running east and west, the following ten (10) courses and distances:

1. South 44°44'01" East, 112.25 feet, to a calculated point for corner;
2. South 52°51'31" East, 72.11 feet, to a calculated point for corner;
3. South 60°00'28" East, 37.20 feet, to a calculated point for corner;
4. South 60°54'35" East, 106.90 feet, to a calculated point for corner;
5. South 61°01'25" East, 108.37 feet, to a calculated point for corner;
6. South 59°47'48" East, 108.81 feet, to a calculated point for corner;
7. South 57°36'59" East, 50.15 feet, to a calculated point for corner;
8. South 57°39'54" East, 106.89 feet, to a calculated point for corner;
9. South 57°44'24" East, 106.75 feet, to a calculated point for corner;
10. South 61°45'11" East, 43.07 feet, to a calculated point for corner;
11. South 64°55'34" East, 44.31 feet, to a calculated point for corner;
12. South 69°57'33" East, 38.86 feet, to a calculated point for corner;
13. South 75°02'09" East, 97.77 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set at the intersection of the approximate centerline of said field road running east and west, with the approximate centerline of a gravel road running north and south, for the northeasterly corner of the herein described 20.13 acre tract;

THENCE continuing over and across said 2011.085 acre tract, with the approximate centerline of said gravel road running north and south, the following eleven (11) courses and distances:

1. South 05°07'57" East, 59.57 feet, to a calculated point for corner;
2. South 04°55'32" East, 68.30 feet, to a calculated point for corner;
3. South 03°59'14" East, 80.17 feet, to a calculated point for corner;
4. South 03°59'14" East, 28.44 feet, to a calculated point for corner;
5. South 03°27'19" East, 77.07 feet, to a calculated point for corner;
6. South 02°32'02" East, 61.13 feet, to a calculated point for corner;
7. South 01°58'20" West, 52.74 feet, to a calculated point for corner;
8. South 04°32'25" West, 34.32 feet, to a calculated point for corner;
9. South 10°36'24" West, 32.12 feet, to a calculated point for corner;