

NOTICE OF SUBSTITUTE TRUSTEE'S SALE



DATE: June 18, 2025

DEED OF TRUST:

Date: November 8, 2024
Grantor: Jacob Lynn Sweat and Denee Joy Sweat
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. 20244079 of the Official Records of Houston County, Texas.

Property: See Exhibit A attached hereto.

NOTE:

Date: November 8, 2024
Amount: \$186,405.00
Debtor: Jacob Lynn Sweat and Denee Joy Sweat
Holder: Pineywoods Ranch Partners, LLC
Maturity Date: November 8, 2029

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.

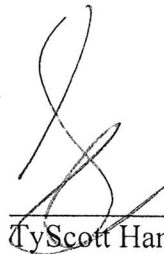
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the 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 18th day of June, 2025.

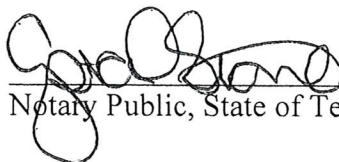


TyScott Hamm, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 18th day of June, 2025, by TyScott Hamm.



Notary Public, State of Texas

EXHIBIT "A"

TRACT 22

BEING a 32.66 acre tract of land situated in the Gordiano Badillo Survey, Abstract Number 4, 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 32.66 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch round concrete monument found in the apparent common line between said Badillo Survey and the John Bryan Survey, Abstract Number 164, for a common corner of said 2011.085 acre tract and that certain called 171.61 acre tract described in instrument to Jack C. Parker recorded in Volume 527, Page 216 of the Deed Records of Walker County, Texas (D.R.W.C.T.), for a lower southeasterly corner of the herein described 32.66 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. Cern 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 36°04'59" West, 9703.54 feet;

THENCE severing, over and across said 2011.085 acre tract the following two courses and distances:

1. South 52°30'12" West, 59.42 feet, along the said apparent common survey line to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southernmost corner of the herein described 32.66 acre tract;
2. North 37°47'10" West, at a distance of 340.40 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly margin of a gravel road for reference, at a distance of 400.66 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for in the northwesterly margin of said gravel road for reference, at a distance of 2192.69 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 2242.69 feet, to a calculated point in the approximate centerline of said Wright Creek, a northwesterly line of said 2011.085 acre tract, for the westerly corner of the herein described 32.66 acre tract;

THENCE in a northeasterly direction, along the approximate centerline of said Wright Creek, with a northwesterly line of said 2011.085 acre tract, the following thirty-three (33) courses and distances:

1. North 22°42'02" East, 54.23 feet, to a calculated point for corner;
2. North 84°49'03" East, 254.66 feet, to a calculated point for corner;
3. North 75°38'53" East, 26.63 feet, to a calculated point for corner;
4. North 03°52'26" West, 25.47 feet, to a calculated point for corner;
5. North 61°15'49" West, 53.63 feet, to a calculated point for corner;
6. North 22°20'42" West, 64.93 feet, to a calculated point for corner;
7. North 82°18'18" East, 112.59 feet, to a calculated point for corner;
8. North 21°23'11" East, 93.31 feet, to a calculated point for corner;
9. North 33°10'06" East, 36.93 feet, to a calculated point for corner;
10. North 20°41'15" East, 9.13 feet, to a calculated point for corner;

11. South 69°51'30" East, 34.08 feet, to a calculated point for corner;
12. South 42°15'09" East, 37.44 feet, to a calculated point for corner;
13. South 53°36'50" East, 23.10 feet, to a calculated point for corner;
14. North 41°33'06" East, 33.25 feet, to a calculated point for corner;
15. North 15°29'57" West, 43.81 feet, to a calculated point for corner;
16. North 00°06'33" West, 35.70 feet, to a calculated point for corner;
17. North 32°52'11" West, 20.32 feet, to a calculated point for corner;
18. North 61°35'12" West, 41.46 feet, to a calculated point for corner;
19. North 05°10'52" West, 27.38 feet, to a calculated point for corner;
20. North 19°40'56" West, 19.45 feet, to a calculated point for corner;
21. North 46°56'49" West, 34.03 feet, to a calculated point for corner;
22. North 66°01'30" West, 25.82 feet, to a calculated point for corner;
23. North 04°33'24" East, 23.79 feet, to a calculated point for corner;
24. South 22°31'42" West, 34.20 feet, to a calculated point for corner;
25. North 34°14'40" West, 13.58 feet, to a calculated point for corner;
26. North 21°31'26" East, 21.70 feet, to a calculated point for corner;
27. North 77°17'42" East, 37.90 feet, to a calculated point for corner;
28. North 30°39'03" West, 14.04 feet, to a calculated point for corner;
29. South 73°44'37" East, 48.70 feet, to a calculated point for corner;
30. South 19°34'14" East, 67.17 feet, to a calculated point for corner;
31. South 83°49'46" East, 27.43 feet, to a calculated point for corner;
32. North 35°17'29" East, 34.79 feet, to a calculated point for corner;
33. North 04°37'16" East, 16.84 feet, to a calculated point for a northerly corner of the herein described 32.66 acre tract;

THENCE South 37°47'10" East, continuing over and across said 2011.085 acre tract, at a distance of 50.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, at a distance of 1859.64 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of said gravel road for reference, at a distance of 1920.02 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly margin of said gravel road for reference, in all, a total distance of 1994.27 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in a common line between said 2011.085 acre tract and said 171.61 acre tract, for the easternmost corner of the herein described 32.66 acre tract;

THENCE with the common line between said 2011.085 acre tract and said 171.61 acre tract, the following two (2) courses and distances:

1. South 52°34'47" West, 418.66 feet, to a 3 inch round concrete monument found for a common corner of said 2011.085 acre tract and said 171.61 acre tract, being a lower interior corner of the herein described 32.66 acre tract;
2. South 02°29'05" East, 413.46 feet, to the **POINT OF BEGINNING**, containing a computed area of 32.66 acres of land within this Field Note Description.