

NOTICE OF SUBSTITUTE TRUSTEE'S SALE



DATE: May 14, 2025

DEED OF TRUST:

Date: December 24, 2023
Grantor: Roxana Dinora Caballero and Alis Vismar Varela Martinez
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. 20240242 of the Official Records of Houston County, Texas.

Property: See Exhibit A attached hereto.

NOTE:

Date: December 24, 2023
Amount: \$591,598.98
Debtor: Roxana Dinora Caballero and Alis Vismar Varela Martinez
Holder: Pineywoods Ranch Partners, LLC
Maturity Date: December 24, 2028

Date of Sale of Property (First Tuesday of the Month): Tuesday, July 1, 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.

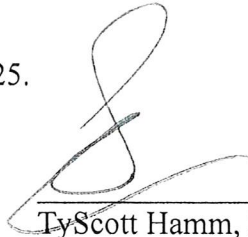
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the 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 14th day of May, 2025.


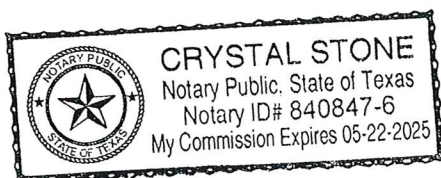


TyScott Hamm, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 14th day of May, 2025, by TyScott Hamm.



Notary Public, State of Texas

Exhibit "A"

FIELD NOTE DESCRIPTION
TRACT 15
32.84 ACRES
IN THE GORDIANO BADILLO SURVEY, ABSTRACT NUMBER 4,
THE THOMAS FISHER SURVEY, ABSTRACT NUMBER 422,
AND THE JOHN BRYAN SURVEY, ABSTRACT NUMBER 164
HOUSTON COUNTY, TEXAS

BEING a 32.84 acre tract of land situated in the Gordiano Badillo Survey, Abstract Number 4, the Thomas Fisher Survey, Abstract Number 422, and the John Bryan Survey, Abstract Number 164, 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 32.84 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 approximate centerline of a gravel road (60' wide Access Easement), being the southerly corner of the herein described 32.98 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 Betha 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 32°43'09" West, 4501.13 feet:

THENCE North 37°47'10" West, at a distance of 31.16 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of said gravel road, at a distance of 1220.87 feet pass a 4 inch round concrete monument with 3 inch disk found in the apparent common line of said Fisher Survey and said Badillo Survey, for the common southeasterly corner of the herein described 2011.085 acre tract and that certain called 168.560 acre tract described in instrument to Paul Douglas Turney, recorded under Instrument Number 0806278 of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.), at a distance of 2123.48 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 2173.48 feet, to a calculated point for corner in the approximate centerline of Wright Creek, in the easterly line of said 168.560 acre tract, for the northwesterly corner of the herein described 32.98 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 fifteen (15) courses and distances:

1. North 21°55'22" East, 18.62 feet, to a calculated point for corner;
2. South 84°43'23" East, 70.05 feet, to a calculated point for corner;
3. South 72°10'06" East, 55.24 feet, to a calculated point for corner;
4. North 62°48'02" East, 52.60 feet, to a calculated point for corner;
5. North 87°55'12" East, 43.15 feet, to a calculated point for corner;
6. South 82°27'11" East, 42.87 feet, to a calculated point for corner;
7. North 69°05'37" East, 70.91 feet, to a calculated point for corner;
8. North 60°23'56" East, 56.08 feet, to a calculated point for corner;
9. South 83°18'46" East, 48.61 feet, to a calculated point for corner;
10. North 04°07'54" East, 29.85 feet, to a calculated point for corner;
11. North 49°11'49" East, 62.31 feet, to a calculated point for corner;
12. North 88°50'02" East, 73.07 feet, to a calculated point for corner;
13. South 77°50'20" East, 65.48 feet, to a calculated point for corner;
14. North 44°06'41" East, 95.55 feet, to a calculated point for corner;
15. North 27°09'41" East, 72.94 feet, to a calculated point for the northerly corner for the herein described 32.84 acre tract;

THENCE South 37°44'50" East, severing, 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 1956.87 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of said gravel road, in all, a total distance of 1987.16 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of a gravel road, for the easterly corner of the herein described 32.84 acre tract:

THENCE continuing over and across said 2011.85 acre tract, with the approximate centerline of said gravel road, the following six (6) courses and distances:

1. South 60°10'13" West, 74.70 feet, to a calculated point for corner;
2. South 60°20'33" West, 252.59 feet, to a calculated point for corner;
3. South 59°45'55" West, 240.38 feet, to a calculated point for corner;
4. South 47°36'14" West, 51.75 feet, to a calculated point for corner;
5. South 41°16'52" West, 53.75 feet, to a calculated point for corner;

6. South $36^{\circ}30'12''$ West, 50.86 feet, to the **POINT OF BEGINNING**, containing a computed area of 32.84 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 20, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 20794_TR15.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 16

34.83 ACRES

IN THE GORDIANO BADILLO SURVEY, ABSTRACT NUMBER 4,
THE THOMAS FISHER SURVEY, ABSTRACT NUMBER 422,
AND THE JOHN BRYAN SURVEY, ABSTRACT NUMBER 164
HOUSTON COUNTY, TEXAS

BEING a 34.83 acre tract of land situated in the Gordiano Badillo Survey, Abstract Number 4, the Thomas Fisher Survey, Abstract Number 422, and the John Bryan Survey, Abstract Number 164, 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 34.83 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 approximate centerline of a gravel road (60' wide Access Easement), for the southerly corner of the herein described 34.83 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 35°53'29" West, 5167.48 feet:

THENCE North 37°44'50" West, severing, over and across said 2011.085 acre tract, at a distance of 30.29 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of said gravel road, at a distance of 1937.16 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1987.16 feet, to a calculated point in the approximate centerline of Wright Creek, a northwesterly line of said 2011.085 acre tract, for the westerly corner of the herein described 34.83 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 thirteen (13) courses and distances:

1. North 27°09'41" East, 30.29 feet, to a calculated point for corner;
2. North 20°39'14" East, 107.61 feet, to a calculated point for corner;
3. North 38°44'05" East, 78.29 feet, to a calculated point for corner;
4. North 34°28'08" West, 90.76 feet, to a calculated point for corner;
5. North 08°16'14" East, 36.91 feet, to a calculated point for corner;
6. South 71°02'50" East, 22.42 feet, to a calculated point for corner;
7. South 52°55'12" East, 25.53 feet, to a calculated point for corner;
8. North 72°53'07" East, 104.82 feet, to a calculated point for corner;
9. North 37°46'19" East, 54.36 feet, to a calculated point for corner;
10. North 14°44'06" West, 49.34 feet, to a calculated point for corner;
11. North 21°31'14" East, 90.90 feet, to a calculated point for corner;
12. North 07°30'10" East, 77.49 feet, to a calculated point for corner;

13. North 32°09'34" East, 5.77 feet, to a calculated point in the southwesterly line of that certain called 217.4 acre tract described as "Tract One" in instrument to Blair Enterprises, L.P. recorded under Instrument Number 1106258, O.P.R.H.C.T., being the most northerly corner of the herein described 34.83 acre tract;

THENCE South 38°32'59" East, with the southwesterly line of said 217.4 acre tract and that certain called 26 acre tract described as "Tract Two in said instrument to Blair Enterprises, L.P. common to a northeasterly line of 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, in all, a total distance of 453.97 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a common corner of said 2011.085 acre tract and said 26 acre tract, being an interior corner of the herein described 34.83 acre tract;

THENCE North 28°57'01" East, 170.02 feet, with the common line between said 2011.085 acre tract and said 26 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the northerly northeast corner of the herein described 34.83 acre tract;

THENCE South 37°47'10" East, continuing over and across said 2011.085 acre tract, at a distance of 1945.07 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of said gravel road, in all, a total distance of 1988.19 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline said gravel road, being the southeasterly corner of the herein described 34.83 acre tract;

THENCE continuing over and across said 2011.085 acre tract, with the approximate centerline of said gravel road, the following four (4) courses and distances:


1. South 60°00'10" West, 80.15 feet, to a calculated point for corner;
2. South 60°23'24" West, 210.20 feet, to a calculated point for corner;
3. South 60°33'26" West, 257.26 feet, to a calculated point for corner;
4. South 60°10'13" West, 178.05 feet, to the **POINT OF BEGINNING**, containing a computed area of 34.83 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 20, 2023, by Texas Professional Surveying, LLC.. Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 20794_TR16.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

December 20, 2023
Date




Carey A. Johnson
R.P.L.S. No. 6524