

AMENDED NOTICE OF SUBSTITUTE TRUSTEE'S SALE



DATE: May 21, 2025

DEED OF TRUST:

Date: January 11, 2025
Grantor: Jeffery Lynn Lewis and Cora Lynette Hurd
Beneficiary: Pineywoods Ranch Partners, LLC
Trustee: Mark Pigg

COUNTY WHERE PROPERTY IS LOCATED: Walker and Houston Counties, Texas

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

TYSCOTT HAMM / JACEY DUBOIS / HAYDEN HATCH / MORGAN WIEBOLD /
SHARON ST. PIERRE / DONNA CADDENHEAD / DAVID GARVIN /
SHERYL LaMONT / PENNEY THORNTON

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

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

Recording Information: Deed of Trust recorded at Document No. 105483 of the Official Records of Walker County, Texas. Deed of Trust recorded at Document No. 20250574 of the Official Records of Walker County, Texas.

Property: See Exhibit A attached hereto.

NOTE:

Date: January 11, 2025
Amount: \$92,055.00
Debtor: Jeffery Lynn Lewis and Cora Lynette Hurd
Holder: Pineywoods Ranch Partners, LLC
Maturity Date: January 11, 2030

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 Walker County Courthouse, 1100 University Avenue, Huntsville, Texas 77340 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.

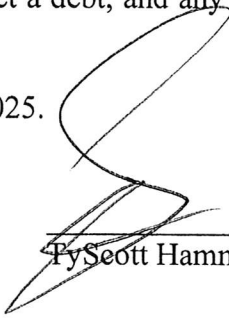
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the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

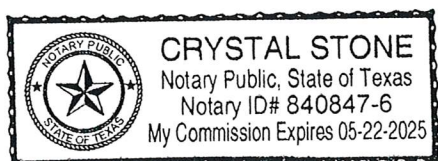
Executed this 21st day of May, 2025.


TyScott Hamm, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 21st day of May, 2025, by TyScott Hamm.





Notary Public, State of Texas

EXHIBIT "A"

TRACT 88

BEING a 10.520 acre tract of land situated in the John Bryan Survey, Abstract Number 66, Walker County, Texas, and the John Bryan Survey, Abstract Number 164, Houston County, Texas, and 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 10.520 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" found for the common southerly corner of said 2011.085 acre tract and that certain called 183.000 acre tract described in Instrument to Matthew Hamilton Speer and Jennifer Monique Moyer, recorded under Instrument Number 69140, O.R.W.C.T., and Instrument Number 20211979 of the Official Public Records of Houston County, Texas O.P.R.H.C.T., being the northwesterly corner of the herein described 10.520 acre tract, from which a 1/2 inch Iron rod with cap stamped "TPS 100834-00" found for a common corner of said Pineywoods Ranch tract and said 183.000 acre tract, bears North 08°28'08" East, 2,552.06 feet, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 10,350,232.05, E: 3,793,246.06, Texas Central Zone, grid measurements;

THENCE North 87°48'44" East, 839.61 feet, with the common line between said 2011.085 acre tract and said 183.000 acre tract, to a 1/2 inch Iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 10.520 acre tract, from which a 1/2 inch Iron rod with cap stamped "TPS 100834-00" found in the centerline of Bo Brown Road, for the common easterly corner of said 2011.085 acre tract and said 183.000 acre tract bears North 87°48'44" East, 2,617.12 feet;

THENCE South 00°59'53" East, severing, over and across said 2011.085 acre tract, at a distance of 611.63 feet, pass a 1/2 inch Iron rod with cap stamped "TPS 100834-00" set for reference in the northerly line of a 60 foot wide private access and utility easement (easement), in all, a total distance of 671.63 feet, to a 1/2 inch Iron rod with cap stamped "TPS 100834-00" set, in the centerline of said easement, at the radius point of a 60 foot wide cul-de-sac, for the southeasterly corner of the herein described 10.520 acre tract;

THENCE North 73°36'27" West, continuing, over and across said 2011.085 acre tract, at a distance of 60.00 feet, pass a 1/2 inch Iron rod with cap stamped "TPS 100834-00" set for reference in the westerly line of said easement, in all, a total distance of 944.62 feet, to a 1/2 inch Iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 10.520 acre tract;

THENCE North 08°28'08" East, 377.00 feet, continuing, over and across said 2011.085 acre tract, to the POINT OF BEGINNING, and containing a computed area of 10.520 acres of land within this Field Note Description.