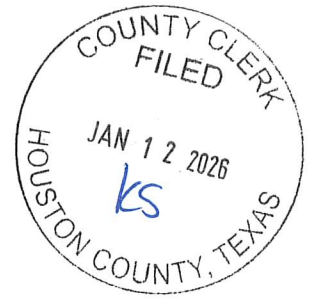


NOTICE OF SUBSTITUTE TRUSTEE'S SALE



DATE: January 7, 2026

DEED OF TRUST:

Date: July 29, 2024
Grantor: Michael James Poole
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 /
JOBE RODGERS / SHARON ST. PIERRE / HARRIETT FLETCHER /
DAVID GARVIN / SHERYL LaMONT / HEATHER GOLDEN /
JABRIA FOY / KARA RILEY / DEBBIE ATKINS

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

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

Recording Information: Deed of Trust recorded at Document No. 20242659 of the Official Records of Houston County, Texas.

Property: See Exhibit A attached hereto.

NOTE:

Date: July 29, 2024
Amount: \$204,841.50
Debtor: Michael James Poole
Holder: Pineywoods Ranch Partners, LLC
Maturity Date: July 29, 2029

Date of Sale of Property (First Tuesday of the Month): Tuesday, February 3, 2026

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 Eastside of the Houston County Courthouse, unless bad weather then the 1st floor lobby 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 7th day of January, 2026.



TyScott Hamm, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 7th day of January, 2026, by TyScott Hamm.



Notary Public, State of Texas

EXHIBIT "A"

TRACT 43

BEING a 25.01 acre tract of land situated in the John Bethea Survey, Abstract Number 89, Walker and Houston Counties, Texas, and the Jefferson Wright Survey, Abstract Number 587, Walker County, Texas, being a portion of that certain called 2011.085 acre tract described in instrument to Pineywoods Ranch Partners, L.L.C. recorded under Instrument Number 72834 of the Official Records of Walker County, Texas, (O.R.W.C.T.), said 25.01 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 approximate centerline of a gravel road (60' Wide Access Easement), for the westerly corner of the herein described 25.01 acre tract, 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 North 48°05'58" West, 1422.51 feet:

THENCE severing over and across said 2011.085 acre tract, with the approximate centerline of said gravel road, the following six (6) courses and distances:

1. North 51°31'38" East, 52.00 feet, to a calculated point for corner;
2. North 53°33'22" East, 184.02 feet, to a calculated point for corner;
3. North 52°58'56" East, 47.45 feet, to a calculated point for corner;
4. North 51°13'14" East, 52.80 feet, to a calculated point for corner;
5. North 47°31'09" East, 48.39 feet, to a calculated point for corner;
6. North 40°07'03" East, 51.05 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northerly corner of the herein described 25.01 acre tract;

THENCE South 48°03'06" East, continuing over and across said 2011.085 acre tract, at a distance of 30.02 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 2512.76 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the easterly corner of the herein described 25.01 acre tract:

THENCE continuing, over and across said 2011.085 acre tract the following two (2) courses and distances:

1. South 42°36'17" West, 429.44 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southerly corner of the herein described 25.01 acre tract;
2. North 48°03'06" West, at a distance of 2543.75 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 2574.17 feet, to the **POINT OF BEGINNING**, containing a computed area of 25.01 acres of land within this Field Note Description.