

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2025 SEP 24 PM 3:13

DATE: September 17, 2025

DEED OF TRUST:

Date: February 8, 2025
Grantor: Rufus Aquilla Ballard, III
Beneficiary: Sour Lake Ranches, LLC
Trustee: Mark Pigg

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
Chayenne

COUNTY WHERE PROPERTY IS LOCATED: Hardin County, Texas

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

TYSCOTT HAMM / JACEY DUBOIS / HAYDEN HATCH / MORGAN WIEBOLD /
JOBIE RODGERS / JAMES W. KING / RENEE ROBERTS / EDYE PATTERSON
MARC HENRY / DAVID GARVIN

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

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

Recording Information: Deed of Trust recorded at Document No. 2025-151102 of the Official Public Records of Hardin County, Texas.

Property: See Exhibit A.

NOTE:

Date: February 8, 2025
Amount: \$82,967.82
Debtor: Rufus Aquilla Ballard, III
Holder: Sour Lake Ranches, LLC
Maturity Date: February 8, 2030

Date of Sale of Property (First Tuesday of the Month): Tuesday, November 4, 2025.

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

Place of Sale of Property: At the Commissioner's Courtroom area of the Hardin County Courthouse, 300 West Monroe Street, Kountze, Texas 77625, with east entrance of Courthouse as alternative site, 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 17th day of September, 2025



TyScott Hamm, Substitute Trustee

STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on this the 17th day of September, 2025, by TyScott Hamm.



Notary Public, State of Texas

EXHIBIT "A"

TRACT 60

BEING a 10.079 acre tract situated in the Isaac Bridge Survey No. 3, Abstract Number 131, Hardin County, Texas, being a portion of that certain called 1,093.059 acre tract described in instrument to Sour Lake Ranches, LLC, recorded under Instrument Number 2024-144746 of the Official Public Records of Hardin County, Texas (O.P.R.H.C.T.), said 10.079 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 a common corner of said Sour Lake Ranches tract and that certain tract of land described as 7.5 acres out of the southwest 1/4, of the northeast 1/4, of the southeast 1/4, of said Isaac Bridge Survey No. 3, being the southwesterly corner of the herein described 10.079 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in an easterly line of said Sour Lake Ranches tract, for the common westerly corner of that certain tract of land described as 2.5 acres out of the southwest 1/4, of the northeast 1/4, of the southeast 1/4, of said Isaac Bridge Survey No. 3, and that certain tract of land described as the southeast 1/4, of the southeast 1/4, of the southeast 1/4, of said Isaac Bridge Survey No. 3, bears South 03°06'12" East, 660.00 feet, also from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the apparent common line between said Isaac Bridge Survey No. 3 and the John A. Veatch Survey, Abstract Number 55, for the common southerly corner of said Sour Lake Ranches tract and said southeast 1/4, of the southeast 1/4, of the southeast 1/4 of said Isaac Bridge Survey No. 3, bears South 03°06'12" East, 1,971.18 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,080,208.87,**

E: 4,166,241.96, Texas Central Zone, grid measurements;

THENCE severing, over and across said Sour Lake Ranches tract, the following three (3) courses and distances:

1. North 03°06'12" West, 663.97 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 10.079 acres;
2. North 86°41'08" East, 660.00 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set at the northwesterly terminus of a proposed 60 foot wide private access and utility easement named Sour Lake Ranches Private Road A (SLR PR A), for the northeasterly corner of the herein described 10.079 acres;
3. South 03°06'12" East, 666.40 feet, with the westerly line of said proposed private access and utility easement, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for a common corner of said Sour Lake Ranches tract and said 7.5 acre tract, being the southeasterly corner of the herein described 10.079 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the northerly line of said southeast 1/4, of the southeast 1/4, of the southeast 1/4, of said Isaac Bridge Survey No. 3, for the common southerly corner of said Sour Lake Ranches tract and said 2.5 acre tract, bears South 03°06'12" East, 660.00 feet;

THENCE South 86°53'48" West, 660.00 feet, with a common line between said Sour Lake Ranches tract and said 7.5 acre tract, to the **POINT OF BEGINNING**, and containing a computed area of 10.079 acres of land within this Field Note Description.