

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

2025 AUG 29 PM 1:57

DATE: August 20, 2025

DEED OF TRUST:

Date: June 10, 2024
Grantor: Seth Robert Silverii and Keshia Marie Richardson
Beneficiary: Pineywoods Ranch Partners, LLC
Trustee: Mark Pigg

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Chapman*

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 / 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. 2024-145223 of the Official Records of Hardin County, Texas.

Property: See Exhibit A attached hereto.

NOTE:

Date: June 10, 2024
Amount: \$90,321.00
Debtor: Seth Robert Silverii and Keshia Marie Richardson
Holder: Pineywoods Ranch Partners, LLC
Maturity Date: June 10, 2029

Date of Sale of Property (First Tuesday of the Month): Tuesday, October 7, 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.

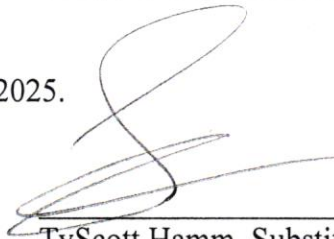
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the 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 20th day of August, 2025.

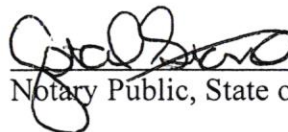


TyScott Hamm, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 20th day of August, 2025, by TyScott Hamm.



Notary Public, State of Texas

EXHIBIT "A"

Lot 39

BEING a 14.356 acre tract of land situated in the T. & N.O. RR. CO. Survey, Abstract Number 481, Hardin County, Texas, being a portion of that called 1891.775 (Net) acre tract described as "Tract One" in instrument to Pineywoods Ranch Partners, L.L.C., recorded under Instrument Number 2021-120648 of the Official Public Records of Hardin County, Texas (O.P.R.H.C.T.), said 14.356 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the apparent common easterly survey line of said T. & N.O. RR. CO. Survey and the H. & T.C. RR. CO. Survey, Abstract Number 555, in the common line between said 1891.775 (Net) acre tract and that certain called 589.81 acre tract described as "MO No. 256" in instrument to New Growth, LLC., recorded under Instrument Number 2012-30456, O.P.R.H.C.T., being the southeasterly corner of the herein described 14.356 acre tract, from which a 3 inch by 3 inch concrete monument found for the southeasterly corner of said 1891.775 (Net) acre tract bears, South 03°14'41" East, 4782.31 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,186,731.48 E: 4,136,325.26, Central Zone (4203), grid measurements;

THENCE South 87°01'38" West, 636.74 feet, severing over and across said 1891.775 (Net) acre tract, and with the approximate centerline of an existing east/west field road, to a calculated point in the approximate centerline of said existing east/west field road, being an angle point on the southerly line of the herein described 14.356 acre tract;

THENCE North 87°20'04" West, 33.84 feet, continuing severing over and across said 1891.775 (Net) acre tract, the approximate centerline of said existing east/west field road, to a calculated point for the southwesterly corner of the herein described 14.356 acre tract;

THENCE North 02°47'59" West, continuing severing over and across said 1891.775 (Net) acre tract, at a distance of 30.00 feet, pass a 1/2 inch iron rod with the cap stamped "TPS 100834-00" set in the northerly margin of said existing east/west field road, in all, a total distance of 935.00 feet, to a 1/2 inch iron rod with stamped "TPS 100834-00" set in the apparent common line between said T. & N.O. RR. CO. Survey and the T. & N.O. RR. CO. Survey, Abstract Number 556, being the northwesterly corner of the herein described 14.356 acre tract;

THENCE North 86°35'57" East, 663.31 feet, continuing severing over and across said 1891.775 (Net) acre tract, with the apparent common line between said T. & N.O. RR. CO. Survey, Abstract Number 481 and the T. & N.O. RR. CO. Survey, Abstract Number 556, to a 3 inch by 3 inch concrete monument found in the southerly line of said T. & N.O. RR. CO. Survey, Abstract Number 556, for the common northerly corner of said 1891.775 (Net) acre tract and said 589.81 acre tract, being the northeasterly corner of the herein described 14.356 acre tract;

THENCE South 03°14'41" East, with the apparent common line between said T. & N.O. RR. CO. Survey, Abstract Number 481, and said H. & T.C. RR. CO. Survey, the common line between said 1891.775 (Net) acre tract and said 589.81 acres tract, at a distance of 909.75 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 940.15 feet, to the **POINT OF BEGINNING** and containing a computed area of 14.356 acres of land within this Field Note Description.