

JAN 30 2026

NOTICE OF NON-JUDICIAL FORECLOSURE SALEChristine A. Jones
McCulloch County Clerk

WHEREAS, on **March 12, 2024**, **ZD Sand, LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Nightingale Law Group, PLLC**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$1,334,965.00**, payable to the order of **Persimmon BridgeCo, LLC**, which Deed of Trust is recorded in **Volume 507, Page 1134** of the **Real Property Records of McCulloch County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

The Property is located at 7575 Highway 71, Voca, McCulloch County, Texas 76887. The Property is composed and comprised of 168.193 acres of land, more or less, being the following Tract of land. Being 168.193 acres of land, approximately 155.424 acres out of the F. Radensleben Survey No. 110, Abstract No. 1185, and approximately 12.769 acres out of the Ludwig Ranzau Survey No. 109, Abstract No. 1184 in McCulloch County, Texas and being a portion of that certain 279.232 acre tract described in Volume 446, Page 913 of the Official Public Records of McCulloch County, Texas, said 168.193 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC In December 2019:

BEGINNING at a 1/2 inch iron rod found with cap marked "Searchers RPLS 6275" m the east line of said Abstract No. 1184, the west line of the Arilla Brown Survey No. 724, Abstract No. 1479, the northeast line of State Highway 71, the east line of that certain 18.4 acre tract described in Volume 128, Page 326 of the Deed Records of McCulloch County, Texas, and the southwest line of said 279.232 acre tract, for the southwest corner of that certain 256.902 acre tract. Tract 2, described in Volume 448, Page 369 of said Official Public Records and the southeast corner hereof, and from which a bent 1/2 inch iron rod found for the southeast corner of said Abstract No. 1184, the southwest corner of said Abstract No. 1479, the northwest corner of the Thomas S. Wood Survey No. 716, Abstract No. 1511, the northeast corner of the I. & G. N. Rr. Co. Survey No. 101, Abstract No. 771, and the southwest corner of #at certain 36.054 acre tract, Tract 1, described in said Volume 448, Page 369 bears South 00deg09' 18" West a distance of 1747.96 feet and another bent 1/2 inch iron rod found bears South 50deg21' 21" East a distance of 30.55 feet;

THENCE along the northeast line of said State Highway 71 and the southwest line of said 279.232 acre tract, the following 4 courses:

- 1. North 49deg25'27" West a distance of 719.40 feet to broken concrete monument found;**
- 2. North 43deg48'02" West a distance of 301.52 feet to a concrete monument found;**
- 3. North 55deg10'07" West a distance of 301.04 feet to a broken concrete monument found;**
- 4. North 49deg28'50" West, at a distance of 1798.33 feet pass a concrete monument found, continuing all for a total distance of 2626.56 feet to a calculated point for the southeast corner of that certain 37.98 acre tract described in Volume 452, Page 216 of said Official Public Records and the southwest corner hereof, and from which a 1/2 inch non rod found with a cap marked "McMillan RPLS 6279" in the northeast line of said State Highway 71 and the southwest line of said 279.232 acre tract, for the southwest corner of said 37.98 acre tract bears North 49deg28'32" West a distance of 743.87 feet, a concrete monument found in the northeast line of said State Highway 71 for a corner of said 279.232 acre tract bears North 49deg28'50" West a distance of 970.36 feet, and a 2 inch pipe fence corner post found bears North 43deg22'58" East a distance of 3.63 feet;**

THENCE crossing said 279.232 acre tract along the east line of said 37.98 acre tract, the following 3 courses:

- 1. North 36deg07'17" East a distance of 292.89 feet to a 2.5 inch pipe fence corner post found;**

2. North 32deg28'36" West a distance of 24.01 feet to a 2.5 inch pipe fence corner post found;

3. North 03deg52'26" East a distance of 1004.40 feet to a 1/2 inch iron rod found with a broken cap in the north line of said Abstract No. 1185 and the north line of that certain 120 acre tract described in said Volume 128. Page 326 for the southeast coiner of the W. Anderson Survey No. 5, Abstract No. 1526. the southwest corner of the H. Fischer Survey No. 290, Abstract No. 359. the southwest corner of that certain 160 acre tract described in Volume 397. Page 443 of said Official Public Records, a corner of said 37.98 acre tract, a corner of said 279.232 acre tract, and the northwest corner hereof;

THENCE South 88deg44T2" East a distance of 2782.12 feet along the south line of said Abstract No. 359, the north line of said Abstract No. 1885, the north line of said 120 acre tract and the south line of said 160 acre tract to a 1/2 inch iron rod found for the southeast corner of said Abstract No. 359, the southwest corner of the O. Wood Survey No. 4, Abstract No. 1803, the northwest corner of the G. W. Roberts Survey No. 712, Abstract No. 1505, the northeast corner of said Abstract No. 1185, the southwest corner of that certain 377.406 acre tract described in Volume 300. Page 1025 of said Official Public Records, the southeast corner of said 160 acre tract, the northwest corner of that certain 386.729 acre tract described in Volume 427, Page 622 of said Official Public Records, a corner of said 279.232 acre tract, and the northeast corner hereof, and from which a 1/2 inch iron rod found for a corner of said 377.406 acre tract and the northeast corner of said 279.232 acre tract bears North 04deg 02'06" West a distance of 16.60 feet;

THENCE South 00deg09' 18" West a distance of 100.01 feet along the east line of said Abstract No. 1185, the west line of said Abstract No. 1505. the east line of said 120 acre tract and the west line of said 386.729 acre tract to a calculated point for the northwest corner of said 256.902 acre tract, a corner of said 386.729 acre tract, and a corner hereof, and from which a 1/2 inch iron rod found bears North 89deg29' 18" West a distance of 0.85 feet and a 2 inch pipe fence corner post found bears North 53deg54'54" West a distance of 0.32 feet;

THENCE South 00deg09' 18" West a distance of 3661.61 feet along the east line of said Abstract No. 1185, the west line of said Abstract No. 1505, the east line of said Abstract No. 1184, the west line of said Abstract No. 1479, the east line of said 120 acre tract, the east line of said 18.4 acre tract and the west line of said 256.902 acre tract and crossing said 279.232 acre tract to the POINT OF BEGINNING containing 168.193 acres of land, more or less, and as shown on certified plat herewith. Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203, and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275", commonly known as 7575 Highway 71, Tract 3, Voca, Texas 76887; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **Richard Hester, David Garvin, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Persimmon BridgeCo, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, March 03, 2026**, being the first Tuesday of such month, at the county courthouse of **McCulloch County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **McCulloch County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated

by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **12:00 PM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, March 03, 2026**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of January 30, 2026.



Signature



Printed Name

, **Substitute Trustee**

Matter No. 2065

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.