

POSTED  
DEC 15 2025

Christina A. Jones  
McCulloch, County Clerk

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

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 \$2,395,569.00, payable to the order of Persimmon BridgeCo, LLC, which Deed of Trust is recorded in Volume 507, Page 1099 in 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 301.819 acres of land, more or less, being the following Tract of land.

Being 301.819 acres, more or less, in McCulloch County, Texas, consisting of approximately 65.612 acres out of the L. Ranzau Survey No. 110, Abstract No. 1185, and 236.207 acres out of L. Ranzau Survey No. 109, Abstract No. 1184, and being out of the lands described in Deed in Garland Bratton recorded in Volume 113, Page 394 of the McCulloch County Deed Records.

BEGINNING at a calculated point in the Southwest line of Texas Highway 71 for the Northeast corner of two 100 acre tracts described in a Deed to Patricia Nix recorded in Volume 382, Page 525 of the McCulloch County Official Public Records, and the Northwest corner hereof, from which a 6" cedar corner post bears South 00deg 44' 37" West a distance of 0.93 feet;

THENCE along the Southwest line of Texas Highway 71, and the Northeast line hereof South 48deg 52' 14" East a distance of 45.00 feet to a calculated point, horn which a 3" pipe post bears South 49deg 26' 07" East a distance of 48.08 feet. South 53deg 09' 47" East a distance of 200.40 feet to a calculated point, South 48deg 52' 14" East a distance of 1600.00 feet to a calculated point, from which a 3" pipe post bears South 24deg 58' 49" East a distance of 7.87 feet. South 44deg 34' 41" East a distance of 200.40 feet to a calculated point, from which a 3" pipe post bears South 68deg 36' 32" East a distance of 12.24 feet. South 48deg 52' 14" East a distance of 1 100.00 feet to a calculated point, south 53deg 09' 47" East a distance of 200.40 feet to a TxDOT concrete monument opposite Highway Engineer's Station No. 329 + 00, South 48deg 52' 14" East a distance of 300.00 feet to a calculated point, from which a 3" pipe post bears North 29deg 58' 54" West a distance of 5.96 feet. South 31deg 05' 08" East a distance of 364.87 feet to a 3" pipe post, South 56deg 44' 02" East a distance of 707.62 feet to a 3" pipe post, South 52deg 32' 29" East a distance of 207.34 feet to a 3" pipe post, and South 48deg 55' 20" East a distance of 377.59 feet to a 3" pipe post for the Northwest comes of that certain "First Tract" described as 36.64 acres in a Deed to Chas. F. Weise recorded in Volume 228, Page 642 of said Deed Records, and the Northeast corner hereof;

THENCE along a fence for the West line of said 36.64 acres, and the East line here of South 02deg 55' 57" West a distance of 588.73 feet to a 3" pipe post, and South 00deg 56' 35" West a distance of 983.38 feet to a 1/2" steel stake found for the Northeast corner of that certain tract described as 189.763 acres in a Deed to T. C. Quick, et ux. recorded in Volume 274, Page 374 of said Official Public Records, the Northwest corner of that certain "Tract One of Parcel A" described as 120 acres in a Deed to Jerry and Linda Bratton recorded in Volume 239, Page 620 of said Deed Records, the Southwest corner of said 36.64 acres, and the Southeast corner hereof, from which a 1/2" steel stake found for the common corner of the A. Brown Survey No. 724, Abstract No. 771, and said Survey No. 109 bear's South 56deg 04' 57" East a distance of 19.70 feet, and from that 1/2" steel stake found a live oak stump bears North 75deg 08' West a distance of 47.44 feet;

THENCE along or near the common line of said Surveys No. 109 and No. 101 for the North hue of said 189.763 acres, and the south line hereof North 89deg 28' 01" West a distance of 1262.68 feet to a 3" pipe "T" corner post, fence bears south, North 89deg 24' 15" West a distance of 1904.68 feet to a 60d nail set in the center of a 30 feet wide access easement recorded in Volume 175, Page 534 of said Deed Records, and North 89deg 10' 31" West a distance of 835.62 feet to a 3" pipe corner post for the Southwest corner hereof, from which a 3" pipe "T" corner post, fence bears West, for



the occupational Southeast corner of said "Nix" tracts bears North 23deg 18' 02" West a distance of 1.11 feet;

THENCE along a fence for the East line of said "Nix" tracts, and the West line hereof North 00deg 44' 37" East a distance of 4988.81 feet to the POINT OF BEGINNING, having an area of 301.819 acres, commonly known as 7575 Highway 71, Tract 2, 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, January 06, 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, January 06, 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 December 11, 2025.

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Signature

Richard Hester, Substitute Trustee  
Printed Name

Matter No. 2064

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