

## NOTICE OF FORECLOSURE SALE

FILED FOR RECORD  
MORRIS COUNTY, TX

JAN 12 2026

TIME: 11:23 AM  
COUNTY CLERK OFFICE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described as follows:

See Exhibit "A" attached hereto and made a part hereof for all purposes.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the following described deed of trust:

Date: March 10, 2022

Grantor: Arklatex Oil Company, LLC, a Texas limited liability company

Beneficiary: Texas Heritage National Bank

Substitute Trustee: J. Scott Miller

Recording Information: Deed of Trust recorded in Volume 606, Page 154, in the Official Public Records, Morris County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: February 3, 2026

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: Morris County, Texas at the following location: The front door (East door) of the Morris County Courthouse or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Morris County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Arklatex Oil Company, LLC, a Texas limited liability company. The deed of trust is dated March 10, 2022 and is recorded in Volume 606, Page 154, in the Official Public Records, Morris County, Texas.

The real and personal property (if any) encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including, but not limited to, the promissory note dated March 10, 2022 in the original principal amount of \$465,600.00, executed by Arklatex Oil Company, LLC, a Texas limited liability company, payable to the order of Texas Heritage National Bank. Texas Heritage National Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

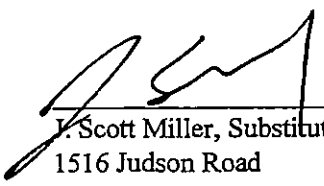
Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas Heritage National Bank, Attn: Daniel Castro, 795 US Hwy 271 N, Gilmer, Texas 75644, Telephone: (903) 680-8462.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

**Assert and protect your rights as a member of the armed forces of the United States. If you are 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.**

[SIGNATURE PAGE FOLLOWS]

Date: January 12, 2026



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J. Scott Miller, Substitute Trustee  
1516 Judson Road  
Longview, Texas 75601  
P: (903) 757-8900

## EXHIBIT "A"

### FIRST TRACT:

All that certain tract or parcel of land, being 30.96 acres situated in the MATILDA WILLIAMSON SURVEY, A-306, Morris County, Texas. Said 30.96 acres being the residue of a called 79 1/2 acre tract described in Vol. X, page 15, Deed of Trust Records, Morris County, Texas, and being more fully described as follows:  
BEGINNING at a one inch iron rod, found in the East right of way boundary of U. S. Highway No. 259, being the Southwest corner of a called 6.43 acre tract and the Westerly Northwest corner of this tract;  
THENCE South 88 deg. 37 min. 48 sec. East, 759.70 feet, to a one inch iron rod found for the Southeast corner of said 6.43 acre tract, and a re-entrant corner of this tract;  
THENCE North 00 deg. 15 min. 53 sec. West, 400.0 feet, along the East line of said 6.43 acre tract, to a point in the north line of the aforementioned 79-1/2 acre tract, same being the South line of a called 12 1/2 acre tract described in Vol. 73, page 563, Deed Records, Morris County, Texas. Said point being the Northeast corner of said 6.43 acre tract, and the Easterly Northwest corner of this tract;  
THENCE North 87 deg. 20 min. 06 sec. East, 856.44 feet, along the South line of said 12 1/2 acre tract, and the North line of said 79 1/2 acre tract to a point for the Southeast corner of said 12 1/2 acre tract, same being the Northeast corner of said 79 1/2 acre tract and this tract;  
THENCE South 01 deg. 33 min. 12 sec. East, 1010.81 feet, along the East line of said 79 1/2 acre tract, to a cross tie fence post in the North right of way boundary of County Road No. 4104 for the Southeast corner of said 79 1/2 acre tract and this tract;  
THENCE North 89 deg. 47 min. 33 sec. West, 1829.27 feet, along the South boundary of said 79 1/2 acre tract, and the North right of way boundary of County Road No. 4104, to a point of intersection with the east right of way boundary of Highway No. 259 for the Southwest corner of this tract;  
THENCE along East right of way boundary, North 18 deg. 33 min. 04 sec. East, 434.76 feet, to a concrete right of way monument, and North 16 deg. 49 min. 15 sec. East, 177.56 feet to the point of beginning, and containing 30.96 acres of land, more or less.

Being the same land described in Special Warranty Deed dated August 25, 1992, from Patricia Saiki, Administrator, Small Business Administration, to J. R. and Kim Martin, recorded in Vol. 237, pages 686-688, Real Property Records of Morris County, Texas.

### SECOND TRACT:

All that certain 3.04 acre tract of land in the M. WILLIAMSON SURVEY, A-306, being a portion of land described in deed to Ralph Godfrey et ux, recorded in Vol. 73, page 563, Morris County Deed Records, and being more particularly described as follows:

BEGINNING at an iron stake located 67 feet E from N E corner of 6.43 acre residence tract of Lloyd G. Justiss. Said iron stake also being 67 feet E from most Northerly N W corner of J. R. and Kim Martin 30.96 acre tract recorded in Vol. X, page 15, Morris County Deed Records;  
THENCE N E 250 feet 3 inches to an iron stake;  
THENCE E 634 feet 3 inches to an iron stake, said iron stake being S E corner of Duane McGough tract;  
THENCE S 186 feet to N E corner of J. R. and Kim Martin 30.96 acre tract;  
THENCE W 789.44 feet to place of beginning, containing 3.04 acres of land, more or less.

Being the same land described in Warranty Deed dated September 24, 1992, from Lloyd Justiss, President and H. W. Loupee, Secretary of Lloyd Justiss Farms, Inc. to J. R. and Kim Martin, recorded in Vol. 238, page 268, Real Property Records of Morris County, Texas.