

NO. _____ TIME 8:07 AM

NOV 10 2025

JANET BROWN, COUNTY CLERK
TYLER COUNTY, TEXAS

By [Signature]

NOTICE OF SUBSTITUTE TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TYLER

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WHEREAS, by that certain Deed of Trust and Assignment of Rents dated as of August 16, 2018, executed by HILLISTER FARMS L.L.C. ("Grantor"), to Thomas J. Colven, III, Trustee, for the benefit of GREATER NEVADA CREDIT UNION ("Lender"), filed for record as Document Number 18-2585 in the deed records of Tyler County, Texas (the "Deed of Trust") and any and all addendums and/or modifications to such Deed of Trust, which are incorporated herein for all purposes, Grantor conveyed to Trustee the leasehold estate created by, and all of the right, title and interest of Grantor, as lessee, in, to, and under a ground Lease Agreement dated May 11, 2012 between William Sidney Allison, as lessor, and Grantor covering certain property situated in Tyler County, Texas (the "Property"), more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes, to secure the repayment of that certain Promissory Note dated on or about August 16, 2018, in the original principal amount of \$15,000,000.00, executed by Grantor, Seville Farms, Inc., Quick Turn Merchandising, L.P., Integrated Botanics, L.P., Woodbridge Partners, L.P., Hillister Farms L.L.C., Brentwood Nursery, Inc., GB2 Holdings, LLC, William A. Brentlinger, Robert J. Brentlinger as Maker and payable to the order of Lender, and all renewals, extensions and modifications thereto (the "Note"), and any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, by instrument entitled Appointment of Substitute Trustee, the Lender, the beneficiary of the Note and Deed of Trust, appointed John H. Ivie III, Donna Caddenhead, David Garvin, Heather Golden, and Sharon St. Pierre as substitute trustees, whose address is 1401 Burnham Dr., Plano, Texas 75093;

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the outstanding principal balance, together with accrued but unpaid interest and other sums owed pursuant to the Note and Deed of Trust (the "Indebtedness"), is now wholly due and payable; and

WHEREAS, the owner and holder of said Note has requested the undersigned to sell all personalty located on the Property in accordance with the terms and provisions of Article 9 of the Texas Business and Commerce Code. The sale of the personalty will be held at the same time and place as the above described real property sale; however, for purposes of determining the scope of this sale conducted pursuant to this paragraph, all personalty and improvements located

on the Property shall be deemed realty to the extent permitted by the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on December 2, 2025, no earlier than 10:00 o'clock a.m., nor later than 1:00 o'clock p.m., I, or another duly appointed substitute trustee under the Deed of Trust, will sell the Property and all of the components thereof and all personalty located on the Property in the area designated by the Commissioner's Court of Johnson County, Texas, to the highest bidder for cash (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.

EXECUTED this 7th day of November, 2025.

By:


John H. Ivie, III, Substitute Trustee

EXHIBIT "A"

[illegible]

125.837 ACRES

THENCE S 33°58'40"W, WITH THE WEST RIGHT OF WAY OF SAID COURSE ROAD, TO 32.40 FT. PASS THE SOUTHEAST CORNER OF SAID "TRACT ONE" AND THE NORTHEAST CORNER OF THE ABOVEMENTIONED CASHY FAMILY LIMITED PARTERSHIP 25.00 ACRE TRACT, BEING SAID AS "TRACT TWO", IN ALL A TOTAL DISTANCE OF 638.00 FT., TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID AND OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE FOR HANDEMAN 22.03 ACRE TRACT, BEING A PART OF THOSE SAME CERTAIN TRACTS AS DESCRIBED IN VOLUME 1009, PAGE 598 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 84°32'08"W, WITH THE NORTH LINE OF THE HANDEMAN 22.03 ACRE TRACT, AT APPROXIMATELY 2073.50 FT. PASS THE SOUTHWEST CORNER OF "TRACT TWO" AND THE SOUTHEAST CORNER OF "TRACT ONE", IN ALL A TOTAL DISTANCE OF 2854.07 FT., TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE S 09°47'52"E 1702.78 FT., TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT LOCATED NEAR A HARD WIRE FENCE;

THENCE S 58°46'13"E 323.72 FT., ALONG AND NEAR SAID FENCE, TO A 1/2" IRON ROD SET FOR CORNER;

THENCE N 68°40'31"E 880.24 FT., CONTINUING ALONG AND NEAR SAID FENCE, TO A 1/2" IRON ROD SET FOR AN INTERIOR ANGLE CORNER OF THIS TRACT;

THENCE N 14°17'23"W 913.43 FT., ALONG AND NEAR A WIRE FENCE, TO A 1/2" IRON ROD SET ON THE NORTH LINE OF THE HANDEMAN PARTLY LIMITED PARTERSHIP 50.00 ACRE TRACT FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE PREVIOUSLY MENTIONED CASHY BYRON STRANGE 10.223 ACRES AND THE SOUTHWEST CORNER OF THE HANDEMAN PARTLY LIMITED PARTERSHIP 50.00 ACRE TRACT AS DESCRIBED IN VOLUME 722, PAGE 918 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 57°51'35"E 565.30 FT., WITH THE SOUTH LINE OF THE STRANGE 10.223 ACRES AND THE NORTH LINE OF THE HANDEMAN PARTLY LIMITED PARTERSHIP 50.00 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTINUING WITHIN THESE BOUNDS 125.837 ACRES OF LAND.

THE BEARINGS NOTED HEREIN ARE BASED ON AND/OR RELATED TO THE SOUTH LINE OF THE CASHY BYRON STRANGE 10.223 ACRE TRACT RECORDED IN VOLUME 1023, PAGE 136 OF THE OFFICIAL PUBLIC RECORDS OF TULSA COUNTY. (N 57°51'35" E)

DRAWN/REVISED MAY 3, 2012

I, LYLE E. HAINES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THE FORENOTE DESCRIPTION OF THE ABOVE MENTIONED TRACT WAS PREPARED FROM AN ACQUAINTANCE AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.


LYLE E. HAINES
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800

