

FILED FOR RECORD

2025 JAN 14 AM 8:47

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** January 8, 2025

**DEED OF TRUST:**

**Date:** August 26, 2024  
**Grantor:** Zechariah Levi Franklin Thom Herring  
**Beneficiary:** Pineywoods Ranch Partners, LLC  
**Trustee:** Mark Pigg

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *Ashley Herring*

**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. 2024-147225 of the Official Records of Hardin County, Texas.

**Property:** See Exhibit A attached hereto.

**NOTE:**

**Date:** August 26, 2024  
**Amount:** \$75,837.00  
**Debtor:** Zechariah Levi Franklin Thom Herring  
**Holder:** Pineywoods Ranch Partners, LLC  
**Maturity Date:** August 26, 2029

**Date of Sale of Property (First Tuesday of the Month):** Tuesday, February 4, 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:** On the steps of Hardin County Courthouse, 300 West Monroe Street, Kountze, Texas 77625 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.

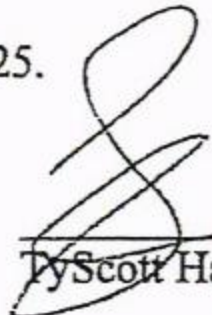
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the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

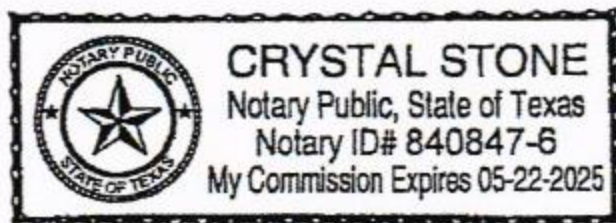
This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 8<sup>th</sup> day of January, 2025.

  
\_\_\_\_\_  
TyScott Hamm, Substitute Trustee

THE STATE OF TEXAS           §  
COUNTY OF LUBBOCK       §

This instrument was acknowledged before me on the 8<sup>th</sup> day of January, 2025, by TyScott Hamm.



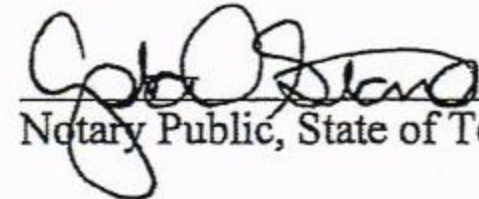
  
\_\_\_\_\_  
Notary Public, State of Texas

EXHIBIT "A"

TRACT 64

BEING a 12.778 acre tract of land situated in the T. & N.O. RR. CO. Survey, Abstract Number 481, Hardin County, Texas, being a portion of that certain called 1891.775 (Net) acre tract described as "Tract One" in instrument to Pineywoods Ranch Partners, LLC., recorded under Instrument Number 2021-120648, of the Official Public Records of Hardin County, Texas (O.P.R.H.C.T.), said 12.778 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set within said 1891.775 (Net) acre tract, in the approximate centerline of an existing gravel road, for the northeasterly corner of the herein described 12.778 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 31°32'55" East, 5459.13 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,186,609.08, E: 4,133,739.62, Central Zone, grid measurements;

THENCE severing, over and across said 1891.775 (Net) acre tract, the following three (3) courses and distances:

1. South 03°03'25" East, at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly margin of said existing gravel road, in all, a total distance of 1637.39 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 86°34'54" West, 339.35 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 03°03'25" West, at a distance of 1613.15 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly margin of said existing gravel road, in all, a total distance of 1643.15 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said existing gravel road, for the northwesterly corner of the herein described 12.778 acre tract;

THENCE North 87°33'14" East, 339.36 feet, continuing, over and across said 1891.775 (Net) acre tract, with the approximate centerline of said existing gravel road, to the **POINT OF BEGINNING** and containing a computed area of 12.778 acres of land within this Field Note Description.

2025-149803  
CONNIE BECTON  
COUNTY CLERK  
2025 Jan 09 at 08:56 AM  
HARDIN COUNTY, TEXAS  
By: EF, DEPUTY