

NOTICE OF SUBSTITUTE TRUSTEE'S SALE


Pursuant to authority conferred upon me by that certain Assignment of Note and Lien (Land) and Assignment of Note and Lien (Minerals) which assigned the Deed of Trust (Land) executed by The Choice Thompson Trust, dated August 19, 2003 duly recorded at County Clerk File No. 200316911, the Deed of Trust (Minerals) executed by The Choice Thompson Trust, dated August 19, 2003 duly recorded at County Clerk File No. 200316912 ("Deeds of Trust") of the Official Public Records of Real Property, Hardin County, Texas, and the Order granting Summary Judgment and authorizing T.P. Ranch, L.P. to proceed with foreclosure proceedings on the property dated December 3, 2024, duly recorded at County Clerk File No. 2025-155014 of the Official Public Records of Real Property, Hardin County, Texas, I will, as Substitute Trustee under said Deeds of Trust and the Court's Order, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, September 2, 2025 (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the Courthouse of Hardin County, Texas, in Kountze, Texas, as authorized by resolution of the Commissioner's Court of said Hardin County, Texas, between the hours of one o'clock p.m. and four o'clock p.m. of that day, the following described property.

See Exhibits "A" & "B" attached.

The sale will occur between 1:00 p.m. and 4:00p.m.

Wyatt D. Snider was appointed Substitute Trustee by document recorded at Public Records, Hardin County, Texas under County Clerk File No. 2025-155015, on August 8, 2025.

EXECUTED this 8th day of August, 2025.



Wyatt D. Snider
State Bar No. 24039185
SNIDER LAW FIRM, PLLC
3535 Calder, Suite 300
Beaumont, Texas 77706
409.924.9595 - Telephone

After recording return to:
Wyatt D. Snider
Snider Law Firm, PLLC
3535 Calder, Suite 300
Beaumont, Texas 77706

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS


2025 AUG -8 PM 1:17

FILED FOR RECORD

Exhibit A

TRACT ONE:

BEING 1291.435 ACRE TRACT OF LAND OUT OF AND A PART OF THE WALKER PETITT LEAGUE, ABSTRACT 43, HARDIN COUNTY, TEXAS, AND BEING A PART OF THE SAME LAND IN SAID SURVEY CONVEYED BY McDONALD MEACHUM, TRUSTEE, SOUTHWESTERN LUMBER COMPANY OF NEW JERSEY AND KIRBY LUMBER COMPANY TO KIRBY LUMBER CORPORATION BY DEED DATED JULY 14, 1936 AND RECORDED IN VOLUME 139, PAGE 96 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS.

BEGINNING AT A CONCRETE MONUMENT WITH BRASS DISC IN TOP STAMPED "WALKER PETITT ELL COR"., AND SAME BEING NORTHWEST CORNER OF THE ROBERT B. IRVINE SURVEY, ABSTRACT 33, HARDIN COUNTY, TEXAS.

THENCE S 89 DEG. 18 MIN. 30 SEC. E WITH A SOUTH LINE OF SAID ABSTRACT 43 AND NORTH LINE OF SAID ABSTRACT 33 A DISTANCE OF 1507.88 FEET TO A BIG THICKET NATIONAL PRESERVE CONCRETE MONUMENT.

THENCE N 42 DEG. 14 MIN. 10 SEC. W WITH THE BIG THICKET LINE A DISTANCE OF 1300.06 FEET TO A BIG THICKET CONCRETE MONUMENT.

THENCE N 86 DEG. 04 MIN. 05 SEC. W CONTINUING WITH SAID LINE A DISTANCE OF 872.23 FEET TO A BIG THICKET CONCRETE MONUMENT.

THENCE N 85 DEG. 58 MIN. 28 SEC. W CONTINUING WITH SAID LINE A DISTANCE OF 1301.21 FEET TO A BIG THICKET CONCRETE MONUMENT.

THENCE N 68 DEG. 40 MIN. 59 SEC. W CONTINUING WITH SAID LINE A DISTANCE OF 717.15 FEET TO A BIG THICKET CONCRETE MONUMENT.

THENCE S 61 DEG. 51 MIN. 29 SEC. W CONTINUING WITH SAID LINE A DISTANCE OF 889.85 FEET TO A BIG THICKET CONCRETE MONUMENT.

THENCE S 61 DEG. 41 MIN. 06 SEC. W CONTINUING WITH SAID LINE A DISTANCE OF 941.58 FEET TO A BIG THICKET CONCRETE MONUMENT.

THENCE S 82 DEG. 45 MIN. 48 SEC. W CONTINUING WITH SAID LINE A DISTANCE OF 1049.28 FEET TO A BIG THICKET CONCRETE MONUMENT.

THENCE S 82 DEG. 41 MIN. 57 SEC. W CONTINUING WITH SAID LINE A DISTANCE OF 899.16 FEET TO A BIG THICKET CONCRETE MONUMENT.

See continuation.

Exhibit A

THENCE S 82 DEG. 43 MIN. 38 SEC. W CONTINUING WITH SAID LINE A DISTANCE OF 1442.63 FEET TO A BIG THICKET CONCRETE MONUMENT IN THE WEST LINE OF SAID ABSTRACT 43 AND EAST LINE OF THE JOHN M. BOYER SURVEY, ABSTRACT 595, HARDIN COUNTY, TEXAS.

THENCE S 0 DEG. 39 MIN. 17 SEC. W WITH THE WEST LINE OF SAID ABSTRACT 43 AND EAST LINE OF SAID ABSTRACT 595 A DISTANCE OF 4837.34 FEET TO A PIPE AT THE NORTH CORNER OF A 9.72 ACRE TRACT.

THENCE IN A SOUTHEASTERN DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 850 FEET, A TANGENT OF 211.921 FEET, AN ARC OF 415.373 FEET AND A LONG CHORD THAT BEARS S 13 DEG. 25 MIN. 06 SEC. E A DISTANCE OF 411.25 FEET TO A PIPE ON EAST LINE OF SAID TRACT AT END OF SAID CURVE.

THENCE S 0 DEG. 34 MIN. 15 SEC. W CONTINUING WITH LINE OF SAID TRACT A DISTANCE OF 1009.12 FEET TO A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED JH MEANS RPLS 4221 ON THE SOUTH EDGE OF A PIPELINE RIGHT OF WAY.

THENCE N 88 DEG. 51 MIN. 13 SEC. E WITH THE SOUTH EDGE OF SAID PIPELINE RIGHT OF WAY A DISTANCE OF 5155.40 FEET TO A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED JH MEANS RPLS 4221 IN THE WEST RIGHT OF WAY LINE OF A GRADED ROAD.

THENCE S 0 DEG. 42 MIN. 10 SEC. W WITH WEST RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 2353.85 FEET TO A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED JH MEANS RPLS 4221 AT AN ANGLE IN SAID ROAD RIGHT OF WAY.

THENCE S 02 DEG. 19 MIN. 36 SEC. W CONTINUING WITH THE WEST RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 949.61 FEET TO A CONCRETE HIGHWAY RIGHT OF WAY MONUMENT IN THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 105 HAVING A RIGHT OF WAY 120 FEET IN WIDTH.

THENCE IN A SOUTHEASTERLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 11615.18 FEET, A TANGENT OF 247.916 FEET, AN ARC OF 495.757 FEET AND A LONG CHORD THAT BEARS S 80 DEG. 49 MIN. 21 SEC. E A DISTANCE OF 495.72 FEET TO A CONCRETE HIGHWAY RIGHT OF WAY MONUMENT AT THE P. T. OF SAID CURVE.

THENCE S 79 DEG. 29 MIN. 06 SEC. E CONTINUING WITH THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 1460.19 FEET TO A CONCRETE

See continuation.

Exhibit A

MONUMENT WITH BRASS DISC IN TOP STAMPED "SWBTEL. CO. PROPERTY CORNER", IN THE EAST LINE OF SAID ABSTRACT 43 AND WEST LINE OF SAID ABSTRACT 33 AT A FENCE CORNER POST.

THENCE N 0 DEG. 41 MIN. 58 SEC. E WITH THE EAST LINE OF SAID ABSTRACT 43 AND WEST LINE OF SAID ABSTRACT 33 A DISTANCE OF 859.77 FEET TO A 1 1/2" PIPE AT AN ANGLE CORNER IN SAID LINE.

THENCE N 0 DEG. 36 MIN. 48 SEC. E CONTINUING WITH SAID SURVEY LINES A DISTANCE OF 1232.64 FEET TO A 3/4" IRON PIPE AT AN ANGLE CORNER IN SAID LINE.

THENCE N 0 DEG. 51 MIN. 18 SEC. E CONTINUING WITH SAID SURVEY LINES A DISTANCE OF 7638.78 FEET TO THE PLACE OF BEGINNING CONTAINING 1291.435 ACRES OF LAND, SAVE AND EXCEPT A 4.00 ACRE TRACT AND A 0.57 ACRE TRACT, RECORDED IN VOLUME 1195, PAGE 604 AND A 1.148 ACRE TRACT, RECORDED IN VOLUME 458, PAGE 155 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS.

End of Tract One.

See Tract Two beginning on following page.

Exhibit A

TRACT TWO:

BEING 367.064 ACRE TRACT OF LAND OUT OF AND A PART OF THE WALKER PETITT LEAGUE, ABSTRACT 43, HARDIN COUNTY, TEXAS, AND BEING A PART OF THE SAME LAND IN SAID SURVEY CONVEYED BY McDONALD MEACHUM, TRUSTEE, SOUTHWESTERN LUMBER COMPANY OF NEW JERSEY AND KIRBY LUMBER COMPANY TO KIRBY LUMBER CORPORATION BY DEED DATED JULY 14, 1936 AND RECORDED IN VOLUME 139, PAGE 96 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS.

BEGINNING AT A 3/4" PIPE FOUND AT THE SOUTHEAST CORNER OF A 9.72 ACRE TRACT, RECORDED IN VOLUME 1005, PAGE 417 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 105 HAVING A RIGHT OF WAY 120 FEET IN WIDTH.

THENCE S 87 DEG. 55 MIN. 52 SEC. E WITH THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY AT 1424.13 FEET PASS A 3" SQUARE TAPERED CONCRETE RIGHT OF WAY MONUMENT FOUND AND AT A TOTAL DISTANCE IN ALL OF 3931.29 FEET TO A 3" TAPERED CONCRETE RIGHT OF WAY MONUMENT FOUND AT THE P. C. OF A CURVE TO THE RIGHT.

THENCE IN A SOUTHEASTERLY DIRECTION WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11615.19 FEET, A TANGENT OF 596.733 FEET, AN ARC OF 1192.418 FEET AND A LONG CHORD THAT BEARS S 84 DEG. 59 MIN. 12 SEC. E A DISTANCE OF 1191.89 FEET TO A 3" SQUARE TAPERED CONCRETE RIGHT OF WAY MONUMENT FOUND ON THE WEST EDGE OF A GRADED ROAD INTERSECTION.

THENCE N 02 DEG. 19 MIN. 36 SEC. E WITH THE WEST SIDE OF SAID ROAD A DISTANCE OF 949.61 FEET TO A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED JH MEANS RPLS 4221 AT AN ANGLE IN SAID ROAD,

THENCE N 0 DEG. 42 MIN. 10 SEC. E CONTINUING WITH THE WEST SIDE OF SAID ROAD A DISTANCE OF 2353.85 FEET TO A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED JH MEANS RPLS 4221 IN THE SOUTH RIGHT OF WAY OF A PIPELINE.

THENCE S 88 DEG. 51 MIN. 13 SEC. W WITH SOUTH RIGHT OF WAY OF SAID PIPELINE A DISTANCE OF 5155.40 FEET TO A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED JH MEANS RPLS 4221, IN THE EAST LINE OF SAID 9.72 ACRE TRACT.

See continuation

Exhibit A

THENCE S 0 DEG. 33 MIN. 54 SEC. W WITH THE EAST LINE OF SAID TRACT A
DISTANCE OF 2953.42 FEET TO THE PLACE OF BEGINNING, CONTAINING 367.064
ACRES OF LAND.

BEARINGS ARE IN RELATION TO THE MOST EASTERN PORTION OF SOUTH LINE OF
SAID LEAGUE AND SAME BEING THE NORTH LINE OF THE DAVID CHOATE
SURVEY, ABSTRACT 12, HARDIN COUNTY, TEXAS, CALLED S 89 DEG. 47 MIN. 00
SEC. W IN A DEED, RECORDED IN VOLUME 997, PAGE 243 OF SAID RECORDS.

End of Exhibit A.

EXHIBIT B

401.0 acres of land, more or less, out of the Robert B. Irvine 1/4 League, A-33, Hardin County, Texas, being more fully described as 466.0 acres of land, more or less, in that certain deed dated February 21, 1911, from W. R. Elain, et al. to O. B. Sawyer, recorded in Volume 55 on Page 647 of record in the Deed Records of Hardin County, Texas. SAVE AND EXCEPT THE FOLLOWING TWO TRACTS OF LAND, TO-WIT:

TRACT 1: 15.0 acres of land, more or less, being more fully described in that certain deed dated May 14, 1925, from O. B. Sawyer to P. G. Onobundo recorded in Volume 99 on Page 209 of record in the Deed Records of Hardin County, Texas;

TRACT 2: 50.0 acres of land, more or less, being more fully described in that certain deed dated February 25, 1925, from O. B. Sawyer to Morris McLean recorded in Volume 98 on Page 376 of record in the Deed Records of Hardin County, Texas. -LBSSE