

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 28, 2026

DEED OF TRUST:

Date: March 18, 2026
Grantor: Sabrina Dianne Yow
Beneficiary: Bi-Stone Ranch Partners, LLC
Trustee: Mark Pigg

COUNTY WHERE PROPERTY IS LOCATED: Lavaca County, Texas

ANY ONE OF THE FOLLOWING NAMED PERSONS TO ACT AS SUBSTITUTE TRUSTEE:

TYSCOTT HAMM / JACEY DUBOIS / HAYDEN HATCH /
MORGAN WIEBOLD / JOBE RODGERS / AJ JENKINS / MEGAN L. RANDLE /
EBBIE MURPHY / JENNYFER SAKIEWICZ / DEBBY JURASEK

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

9816 Slide Road, Suite 201; Lubbock, Lubbock County, Texas, 79424

Recording Information: Deed of Trust recorded at Document No. 272043 of the Official Public Records of Lavaca County, Texas.

Property: See Exhibit A attached hereto.

NOTE:

Date: March 18, 2026
Amount: \$73,695.00
Debtor: Sabrina Dianne Yow
Holder: Bi-Stone Ranch Partners, LLC
Maturity Date: March 18, 2031

FILED FOR RECORD
At 4:10 O'Clock P M

JUL 31 2026

BARBARA K. STEFFEK, CLERK
COUNTY COURT LAVACA CO., TEXAS
By Susan Opel Deputy

Date of Sale of Property (First Tuesday of the Month): Tuesday, September 1, 2026.

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: At the front entrance of the Annex to the Lavaca County Courthouse, 412 N. Texana, Hallettsville, Texas 77964, 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.

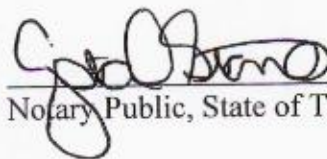
Executed this 28th day of July, 2026.



TyScott Hamm, Substitute Trustee

STATE OF TEXAS §
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on this the 28th day of July, 2026, by TyScott Hamm.



Notary Public, State of Texas

EXHIBIT "A"

Tract 9

BEING a 5.000 acre tract of land situated in the Joseph McLaurine Survey, Abstract Number 329, and the Joseph McLaurine Survey, Abstract Number 320, Lavaca County, Texas, and being out of and a portion of that certain called 370.68 acre tract described in instrument to Bi-Stone Ranch Partners, LLC, recorded in Volume 1064, Page 729 of the Official Records of Lavaca County, Texas, (O.R.L.C.T.), said 5.000 acre tract being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 6524" set in the common line between said 370.68 acre tract and that certain called 525.66 acre tract described as Tract 2 in instrument to Mucklehead Ranch, recorded in Volume 882, Page 656, O.R.L.C.T., being the northwesterly corner of the herein described 5.000 acre tract, from which a 1 inch iron pipe found for the common northerly corner of said 370.68 acre tract and that certain called 619.116 acre tract described as Tract 1 in said instrument to Mucklehead Ranch, bears North 06°31'26" West, 2145.16 feet;

THENCE North 82°22'58" East, severing said 370.68 acre tract, at 986.81 feet pass a 1/2 inch iron rod with cap stamped "RPLS 6524" set for reference, in all, at total distance of 1016.81 feet to a calculated point in the center of County Road 15-AA, for the northeasterly corner of the herein described 5.000 acre tract;

THENCE Southwesterly, over and across said 370.68 acre tract, with the center of said County Road 15-AA, the following two (2) courses and distances:

- 1) South 29°11'49" West, 132.93 feet, a calculated point for the beginning of a curve to the right having a radius of 429.91 feet;
- 2) Southwesterly, 205.29 feet, with said curve to the right having a radius of 429.91 feet, a central angle of 27°21'33", and a chord bearing and distance of South 42°43'00" West, 203.34 feet, to a calculated point for the southeasterly corner of the herein described 5.000 acre tract;

THENCE South 82°22'58" West, continuing over and across said 370.68 acre tract, at 30.00 feet pass a 1/2 inch iron rod with cap stamped "RPLS 6524" set for reference, in all, a total distance of 786.46 feet, to a 1/2 inch iron rod with cap stamped "RPLS 6524" set in the common line between said 370.68 acre tract and said 525.66 acre tract for the southwesterly corner of the herein described 5.000 acre tract;

THENCE North 06°12'08" West, 236.29 feet, with said common line, to the POINT OF BEGINNING and containing 5.000 acres of land within this metes and bounds description.