

FILED FOR RECORD

NOTICE OF SUBSTITUTE TRUSTEE'S SALE 2026 MAR 17 PM 12: 51

DATE: March 11, 2026

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
Connie Becton

DEED OF TRUST:

Date: March 21, 2025
Grantor: James Albert Vinson and Sydney Lee Copeland
Beneficiary: Sour Lake Ranches, LLC
Trustee: Mark Pigg

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 /
JOBE RODGERS / AJ JENKINS / 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. 2025-151469 of the Official Public Records of Hardin County, Texas.

Property: See Exhibit A.

NOTE:

Date: March 21, 2025
Amount: \$82,967.82
Debtor: James Albert Vinson and Sydney Lee Copeland
Holder: Sour Lake Ranches, LLC
Maturity Date: March 21, 2030

Date of Sale of Property (First Tuesday of the Month): Tuesday, April 7, 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 Commissioner's Courtroom area of the Hardin County Courthouse, 300 West Monroe Street, Kountze, Texas 77625, with east entrance of Courthouse as alternative site, 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.

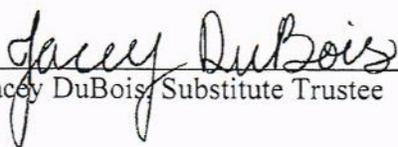
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the 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 11th day of March, 2026.



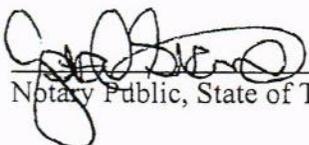
Jacey DuBois, Substitute Trustee

STATE OF TEXAS §

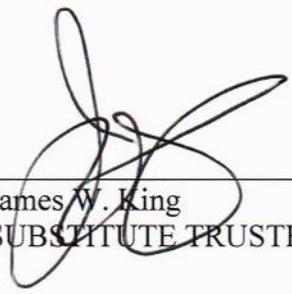
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on this the 11th day of March, 2026, by Jacey DuBois.





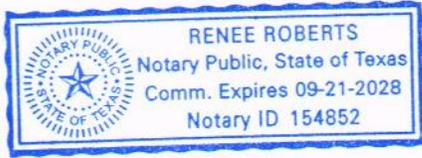
Notary Public, State of Texas


James W. King
SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF JEFFERSON

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This instrument was acknowledged before me on March 17, 2026 by James W. King, Substitute Trustee, in the capacity stated therein.



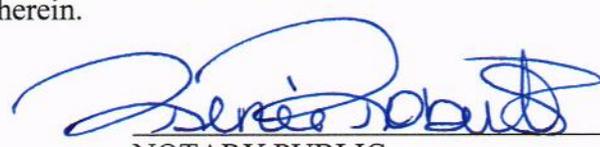

NOTARY PUBLIC,
STATE TEXAS

EXHIBIT "A"

TRACT 35

BEING a 10.527 acre tract situated in the Isaac Bridge Survey No. 4, Abstract Number 132, Hardin County, Texas, being a portion of that certain called 1,093.059 acre tract described in instrument to Sour Lake Ranches, LLC, recorded under Instrument Number 2024-144746 of the Official Public Records of Hardin County, Texas (O.P.R.H.C.T.), said 10.527 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 in the common line between said Sour Lake Ranches tract and that certain called 554.78 acre tract described as "Tract 169-06, Big Thicket National Preserve" in instrument to the United States of America, recorded in Volume 4, Page 290 of the Notice of Lis Pendens Records of Hardin County, Texas, being the northeasterly corner of the herein described 10.527 acre tract, from which a 4 inch by 4 inch concrete monument with 4 inch disk stamped "LR 129" found in the apparent common line between said Isaac Bridge Survey No. 4 and the Isaac Bridge Survey No. 5, Abstract Number 129, for a common corner of said Sour Lake Ranches tract and said Big Thicket National Preserve, bears North 38°03'32" West, 1,127.96 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,082,187.24, E: 4,158,956.18, Texas Central Zone, grid measurements;

THENCE South 38°03'32" East, 507.59 feet, with the common line between said Sour Lake Ranches tract and said Big Thicket National Preserve, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 10.527 acre tract, from which a 4 inch by 4 inch concrete monument with disk stamped "LR 128" found for a common corner of said Sour Lake Ranches tract and said Big Thicket National Preserve, bears South 38°03'32" East, 1,329.21 feet;

THENCE severing, over and across said Sour Lake Ranches tract, the following three (3) courses and distances:

1. South 84°01'52" West, at a distance of 1,370.76 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, for reference, in all, a total distance of 1,400.78 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the centerline of a proposed 60 foot wide access and utility easement, being the southwesterly corner of the herein described 10.527 acre tract;
2. North 08°00'37" West, 274.70 feet, with the centerline of said proposed access and utility easement, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northerly terminus a said proposed access and utility easement, the center of a 60 foot cul-de-sac, for the northwesterly corner of the herein described 10.527 acre tract;
3. North 76°16'10" East, at a distance of 60.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, for reference, in all, a total distance of 1,151.46 feet, to the **POINT OF BEGINNING**, and containing a computed area of 10.527 acres of land within this Field Note Description.