

Secures: Commercial Promissory Note, dated as of July 9, 2025 (the "Note"), executed by Eric Lyle Williams and Melanie Bree Williams ("Borrower"), payable to Holder, in the original stated principal amount of One Million Eight Hundred Sixty-Three Thousand Nine Hundred Ninety Dollars and 00/100 (\$1,863,990.00), and all other indebtedness of Borrower to Holder presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Hunt County, Texas (the "Records") as Instrument Number 2025-12470.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Guaranty: The Note and all other indebtedness of Borrower to Holder is guaranteed by the following:

Unlimited Continuing Guaranty dated July 9, 2025, and executed by Sulphur Bluff Ag LLC in favor of Holder.

Unlimited Continuing Guaranty dated July 9, 2025, and executed by Williams Farm Partnership in favor of Holder.

Foreclosure Sale:

Date of Sale: Tuesday, August 4, 2026

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 1:00 p.m., and the sale will begin within three hours thereafter.

Place of Sale: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed James L. Hollerbach, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all 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.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

{signature on following page}

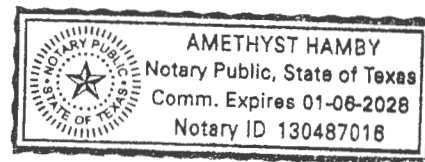
Randi Datta, Substitute Trustee

STATE OF TEXAS §
 van Zandt §
COUNTY OF LAMAR §

Subscribed and sworn to before me on this 14th day of July, 2026.

Amethyst Hamby
Notary Public, State of Texas

[SEAL]



My Commission expires:
01-06-2028

After recording return to:

Elizabeth Hayes
Hinshaw & Culbertson LLP
1717 Main Street, Suite 3625
Dallas, Texas 75201

EXHIBIT A

Legal Description

TRACT ONE:

TRACT A:

All that certain tract or parcel of land situated in the Jason Wilson Survey, Abst. No. 1080, about 20 miles NE of Greenville, Hunt County, Texas, being the same land described in a deed from M. L. Myrick et al to Billy V. Myrick, dated 23 May, 1977, of record in Vol. 796, Page 842, Hunt County Deed Records, and being described specifically as follows:

BEGINNING at a corner post set in the south line of the original survey, same being the SWC of a 50 acre tract deeded to Wm. Hobbs and also the SEC of a 136 acre tract deeded to J. H. Myrick by C. D. George;

THENCE S. 89° 27' 35" W., 3461.44 feet with the SBL of said 136 acre tract and with the SBL of said Wilson Survey to a corner post;

THENCE N 1° 48' 01" W., 1284.98 feet with a fence to a corner post;

THENCE N. 89° 32' 22" W., 1145.04 feet with a fence to a point in the center of a public road marked by an iron pin offset in the EBL of said road;

THENCE N 00° 16' 08" E., 569.26 feet with said road to a point marked by a corner post set in the SBL of said road and in the NBL of the cited tract;

THENCE N 89° 47' 19" E., 3782.95 feet with said NBL fence to a corner post set at the SEC of a 40 acre tract of land;

THENCE S 89° 08' 34" E., 846.57 feet with a fence to an iron pin set in the intersection of the projected north and east fence lines of the cited tract;

THENCE S 60° 27' 23" E., 1831.51 feet with said EBL fence to the point of beginning and containing an area of 163.368 acres of land.

SAVE AND EXCEPT:

Parcel One:

All that certain tract or parcel of land, situated in the Wilson Survey, Abst. No. 1080 about 20 miles NE of Greenville, Hunt County, Texas, being part of the land described in a deed from Myrick to Myrick, dated 23 May, 1977, recorded in Vol. 796, Page 842, Hunt County Deed Records, and being described specifically as follows:

BEGINNING at an iron pin set in the NBL fence of the above cited tract a distance of 540.20 feet west along said NBL fence from the NEC of the cited tract;

THENCE South 1844.76 feet to an iron pin set in the SBL of the cited tract;

THENCE S 89° 27' 35" W, 543.81 feet with said SBL to an iron pin;

THENCE North 1853.60 feet to an iron pin set in the NBL of the cited tract;

THENCE N 89° 47' 19" E., 237.45 feet with said NBL to an iron pin;

THENCE S 89° 08' 34" E., 305.37 feet with said NBL to the point of beginning, CONTAINING an area of 23.10 acres of land.

SAVE AND EXCEPT:

Parcel Two:

All that certain tract or parcel of land situated in the Wilson Survey Abstr. No. 1080, about 20 miles NE of Graenville, Hunt County, Texas, being part of the same land described in a deed from Myrick to Myrick, dated 23 May, 1977, recorded in Vol. 796, Page 842, Hunt County Deed Records, and being described specifically as follows;

BEGINNING at an iron pin the NEC of the above cited tract;

THENCE S 00° 27' 23" E., 1831.51 feet with the EBL fence of cited tract to a corner post and iron pin;

THENCE S 89° 27' 35" W., 554.75 feet with the SBL of the cited tract to an iron pin; THENCE N. 1844.76 feet to an iron pin set in the NBL fence of the cited tract;

THENCE S. 89° 03' 34" E. 540.20 feet with said North Boundary Line to the point of beginning and containing an area of 23.1 acres of land.

SAVE AND EXCEPT FROM TRACT A:

Being: 1.426 acres of land more or less, a part of the Jason Wilson Survey Abstract Number 1080, lying and being situated North of F. M. Highway 512 in Hunt County, Texas. The said 1.426 acre tract being part of a called 163.368 acre tract described in a Special Warranty Deed from Ernest J. Newton and wife, Maryllin M. Newton to Ernest J. Newton and Maryllin N. Newton, as Trustees, or their successors, of The Newton Living Trust, dated April 3, 2000 of record in Volume 663, Page 407 in the Official Records of Hunt County, Texas. The said 1.426 acre tract bearings are Grid Bearings based on the Texas State Plane Coordinate System (4202). The said 1.426 acre tract being described more particularly by metes and bounds as follows:

Beginning at the Southernmost Southwest corner of the referenced parent tract, at the inside Northwest corner of a called 54.110 acre tract conveyed to James Patrick Mooney III and Catherine Nicole Mooney in Deed No. 2011-4606, a 1/2" set iron rod, for the Point of Beginning and the Southwest corner of this tract.

Thence: N 00°51'06" W with the Southernmost West line of the referenced parent tract a distance of 44.01 feet to a 1/4" set iron rod, for the Northwest corner of this tract and being in the Northernmost East line of the referenced Mooney tract.

Thence: S 89°47'15" E a distance of 1412.02 feet to a 1/4" set iron rod, for the Northeast corner of this tract.

Thence: S 00°06'57" W a distance of 44.00 feet to a 1/4" set iron rod, for the Southwest corner of this tract, in the Southernmost South line of the referenced parent tract and the Southernmost North line of the referenced Mooney tract, from which the Southernmost Northeast corner of the referenced Mooney tract bears S 89°47'15" E a distance of 50.00 feet.

Thence: N 89°47'15" W with the Southernmost South line of the referenced parent tract a distance of 1411.27 feet to the Point of Beginning containing 1.426 acres.

TRACT B:

All that certain tract or parcel of land situated in Hunt County, Texas, about 12 miles North 150 East of the city of Greenville, being a part of a 40 acre tract in the Jason Wilson Headright Survey, described in deed to L. W. Lytal by W. W. Kelley et al by deed recorded in Vol. 222, Page 291, Deed Records of Hunt County, Texas and described as follows:

BEGINNING at the Northeast corner of said 40 acre tract a stake in the center of a public road;

THENCE South with a post and wire fence 484.5 yards a stake;

THENCE West 233 yards a stake;

THENCE North 484.5 yards a stake in the center of above public road;

THENCE East with said 233 yards to the PLACE OF BEGINNING AND CONTAINING 20 acres of land.

SAVE AND EXCEPT:

All that certain tract or parcel of land, situated in the Wilson Survey, Abstract No. 1080, about 1 mile Northwest of Aberfoyle, Hunt County, Texas, being part of a 20 acre tract described in deed recorded in Volume 813, Page 207-9 as Exhibit "A" Hunt County Deed Records, and being described specifically as follows, Beginning at the Northeast Corner of said 20 acre tract, a point

In the center of a public road;

THENCE: South 1345.83 ft. with the East Boundary Line of cited tract to corner post and iron pin

THENCE: West 30 feet with the SBL of said 20 acre tract to an iron pin;

THENCE: N 1345.83 feet to a point in the center of said road;

THENCE: East, 30 feet with the center of said road to the POINT OF BEGINNING CONTAINING an area of 0.927 acre of land.

TRACT TWO:

All that certain tract or parcel of land, situated in the Wilson Survey, Abst. No. 1080 about 20 miles NE of Greenville, Hunt County, Texas, being part of the land described in a deed from Myrick to Myrick, dated 23 May, 1977, recorded in Vol. 796, Page 842, Hunt County Deed Records, and being described specifically as follows,

BEGINNING at an iron pin set in the NBL fence of the above cited tract a distance of 540.20 feet west along said NBL fence from the NEC of the cited tract;

THENCE South 1844.76 feet to an iron pin set in the SBL of the cited tract;

THENCE S 89° 27' 35" W, 543.81 feet with said SBL to an iron pin;

THENCE North 1853.60 feet to an iron pin set in the NBL of the cited tract;

THENCE N 89° 47' 19" E., 237.45 feet with said NBL to an iron pin;

THENCE S 89° 08' 34" E., 306.37 feet with said NBL to the point of beginning, CONTAINING an area of 23.10 acres of land.

TRACT THREE:

All that certain tract or parcel of land situated in the Wilson Survey Abst. No. 1080, about 20 miles NE of Greenville, Hunt County, Texas, being Part of the same land described in a deed from Myrick to Myrick, dated 23 May, 1977, recorded in Vol. 796, Page 842, Hunt County Deed Records, and being described specifically as follows;

BEGINNING at an iron pin the NEC of the above cited tract;

THENCE S 00° 27' 23" E., 1831.51 feet with the EBL fence of cited tract to a corner post and iron Pin;

THENCE S 89° 27' 35" W., 554.75 feet with the SBL of the cited tract to an iron pin; THENCE N. 1844.76 feet to an iron pin set in the NBL fence of the cited tract;

THENCE S. 89° 03' 34" E. 540.20 feet with said North Boundary Line to the point of beginning and containing an area of 23.1 acres of land.

TRACT FOUR:

Being 0.860 acres of land more or less, a part of the John Onstott Survey, Abstract Number 801, lying and being situated on the North side of F. M. Highway 512 in Hunt County, Texas. The said 0.860 acre tract being part of a called 54.110 acre tract described in a Warranty Deed with Vendor's Lien from Donald Hardy Phillips and Robin Phillips, Independent Executor of the Estate of Stephen Clifton Phillips to James Patrick Mooney III and Catherine Nicole Mooney, dated May 4, 2011 of record in Document No. 2011-4606 in the Official Records of Hunt County, Texas. The said 0.860 acre tract bearings are Grid Bearings based on the Texas State Plane Coordinate System (4202). The said 0.860, acre tract being described more particularly by metes and bounds as follows:

Beginning at the Southernmost Southeast corner of the referenced parent tract, in the North right-of-way line of F. M. Highway 512, at the Southwest corner of a called 15.89 acre tract conveyed

to C.R. Mashburn in Volume 773, Page 874, a 1/2" set iron rod, for the Point of Beginning and the Southeast corner of this tract.

Thence S 89°04'44" W with the North right-of-way line of F. M. Highway 512 a distance of 50.01 feet to a 1/2" set iron rod, for the Southwest corner of this tract and in the Southernmost South line of the referenced parent tract.

Thence N 00°06'57" E a distance of 749.36 feet to a 1/2" set iron rod, for the Northwest corner of this tract, in the Southernmost North line of the referenced parent tract and in the Southernmost South line of a called 163.368 acre tract conveyed to Ernest J. Newton and Maryllin M. Newton as Trustees of the Newton Living Trust in Volume 663, Page 407.

Thence S 89°47'15" E a distance of 50.00 feet to a 1/2" set Iron rod, for the Northeast corner of this tract, at the Southernmost Northeast corner of the referenced parent tract, in the South line of the referenced Newton tract and the Northwest corner of the referenced Mashburn tract.

Thence S 00°06'57" W with the Easternmost line of the referenced parent tract a distance of 748.38 feet to the Point of Beginning containing 0.860 acres.

TRACT FIVE:

Situated in Hunt County, Texas, and being a tract or parcel of land about 12 miles Northeasterly from the City of Greenville, and at the community of Aberfoyle, and being part of the John Onstot Survey, Abst. No. 801 and also part of a tract of land described as 55 acres, more or less, in a deed from Addie Elizabeth Shelton Killian, et vire, to Guy Marshall Killian, et al, and of record in Vol. 977, Page 567, of the Hunt County Deed Records, and being more particularly described as follows:

BEGINNING at bridge nail set for corner marker in middle of county road at its intersection with the Southerly R.O.W. line of F. M. Hwy. No. 512, said point being also the intersection of the West bdry. line of said 55 acres with the Southerly R.O.W. line of said F. M. Hwy. No. 512, and 75 feet, S. 1° 00' 19" W. from centerline of said highway;

THENCE N. 88° 36' E., 53.9 feet along said highway R.O.W. to point;

THENCE N. 24° 02' E. 58.2 feet along said hwy. R.O.W. to point on a 10 degree hwy. R.O.W. curve to the right;

THENCE in an Easterly direction with said curve to the right (chord bears N. 84° 30' E., 100 feet) a distance of with said curve of 100.14 feet to end of curve;

THENCE S. 89° 39' E. 765 feet along the Southerly R.O.W. line of said highway to point at the beginning of a curve to the right;

THENCE in Easterly/Southeasterly direction with said hwy. R.O.W. and an 18 degree to the right (chord bears S. 44° 38' E., 409.96 feet) a distance with said curve of 455.39 feet to end of curve;

THENCE S. 0° 23' W., 1136.17 feet along the Westerly R.O.W. line of said highway to turn;

THENCE S. 0° 31' W., 358 feet along said highway R.O.W. to iron stake for corner;

THENCE S. 88° 47' 50" W., 1250.34 feet along the S.B.L. of Killian land and also the North bdry. of Johnston land, to point for corner middle of county road, an iron stake for marker offset in East bdry. of said road;

THENCE N. 1° 00' 19" E., 1753 feet along the middle of said county road to the place of beginning, and containing 50.776 acres of land.

TRACT SIX:

ALL that certain lot, tract or parcel of land situated in Hunt County, Texas on the waters of South Sulphur about 12 miles North 20 deg. East from Greenville, being a part of the Headright Survey of John Onstott, Abstract No. 801, and also being a part of the land out of said survey set apart in the partition of said estate of John Onstott to Mary Onstott, surviving wife of John Onstott.

BEGINNING 1521 1/2 vrs South of NE corner of the original Onstott Survey on the EB line of the same and at the NE corner of the said Mary Onstott Prairie Tract, running thence West 1078 vrs to Henderson Onstott's East line;

THENCE South 500 vrs to stake;

THENCE East 1075 vrs to the EB line of said original surveys;

THENCE North 500 vrs to the Place of Beginning, containing 65 acres of land, and the same being the First Tract of land described in a deed made by O. W. Spradling to A. L. D. Spradling on the 11th day of December, 1883 and recorded in Book H-1, page 80, Deed Records of Hunt County, Texas;

SAVE AND EXCEPT THE FOLLOWING THREE TRACTS OF LAND:

TRACT ONE:

ALL that certain lot, tract or parcel of land situated in Hunt County, Texas, about 12 miles Northeastly from Greenville, and a part of Johnston land in the John Onstott Survey, Abstract No. 801, and being more particularly described as follows:

BEGINNING at the intersection of the North boundary of 95 acres conveyed from Spradling to Johnston per Vol. 460, page 256 of Hunt County Deed Records, with center of Hunt County Road No. 4502, said point being also the Southwest corner of land sold from Killian to Killian per Vol. 977, page 567 of Hunt County Deed Records, and said point being 1753 feet South 01 deg. 00 min. 19 sec. West from intersection of said County Road with South boundary of FM Highway No. 512, stake for marker on edge road;

THENCE South 88 deg. 48 min. West along North boundary line of Johnston land 1858 feet to iron stake for corner;

THENCE South 00 deg. 17 min. West along old tree line and West boundary of Johnston land 864 feet to iron stake for corner at a point 520 feet Northerly from fence on South boundary of Johnston land;

THENCE North 89 deg. 20 min. East 1654 feet to corner at center of said County Road No. 4502, an iron stake for marker on West edge of road;

THENCE Northwestly along curve to the left and center of said County Road a distance of 55 feet to corner at end of curve, an iron stake for marker on West edge of road;

THENCE North 01 deg. 00 min. 19 sec. East and along center of said road 831 feet to Place of Beginning, an iron stake on West edge of road for marker and containing 33.25 acres of land.

TRACT TWO:

ALL that certain lot, tract or parcel of land situated in Hunt County, Texas, being a part of Johnston land in the John Onstott Survey, Abstract No. 801, about 12 miles Northeastly from Greenville, and more particularly described and bounded as follows:

BEGINNING at an iron stake at old fence corner found in place marking Southwest corner of 95 acres conveyed from Spradling to Johnston per deed in Vol. 460, page 256 of Hunt County Deed Records, said point being also identified as being 2021 1/2 varas South and thence 1075 varas West from Northeast corner of said Onstott Survey;

THENCE North 00 deg. 17 min. East along fence and old tree line marking West boundary of Johnston land 520 feet to iron stake for corner, said point being also 864 feet Southerly from Northwest corner of Johnston land;

THENCE North 89 deg. 20 min. East 1654 feet to corner at center of Hunt County Road No. 4502, and at a point in curve of road and 888 feet Southerly along said road from Southwest corner of Killian land in survey which is of record in Vol. 977, page 567 of Hunt County Deed Records; stake on West edge of road;

THENCE Southeastly along said County Road No. 4502, which is a curve to the left (radius equals 2804 feet) a distance of 525 feet to corner, an iron stake for marker on West edge of road 25 feet from center line of road, and about 20 feet North from old existing fence line;

THENCE South 89 deg. West and along South boundary of Johnston land 833 feet to iron stake at old

fence corner found in place on North edge of old gate;

THENCE South 89 deg. 40 min. West, and along old fence line 948 feet to the Place of Beginning, and containing 20 acres of land.

TRACT THREE:

BEING all that certain lot, tract or parcel of land situated in Hunt County, being part of the John Onstott Survey, Abstract No. 801, being part of the 95 acres described in the deed from Carl Looney Johnston et ux to Douglas Lowell Williams et al, recorded in the Real Property Records of Hunt County in Vol. 280, page 390 and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the South line of said 95 acres tract with the center of County Road No. 4502, said point also being the Southeast corner of the 20 acres "Save and Except" tract described in the above cited deed, said point also being referenced by a 1/2 inch iron rod set N 89 deg. 58 min. 15 sec. E 25 feet on the Easterly line of said road;

THENCE 148.84 feet in a Northwesterly direction along the center of said County Road and the East line of said 20 acres tract, said line being a curve to the right having a radius of 1109.83, a central angle of 07 deg. 35 min. 10 sec. and a chord bearing N 23 deg. 25 min. 11 sec. W 148.84 feet to a 1/2 inch iron rod set, for a corner;

THENCE S 89 deg. 55 min. 30 sec. E, at 25 feet passing a 1/2 inch iron rod set for reference and continuing, for a total distance of 430.35 feet to a 1/2 inch iron rod set, for a corner;

THENCE S 00 deg. 04 min. 26 sec. W 133.99 feet to a 1/2 inch iron rod set in the South line of said 95 acres tract, for a corner;

THENCE S 89 deg. 58 min. 15 sec. W with said South line 371.81 feet to return to the Place of Beginning and containing 1.242 acres of land.