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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF HUNT

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FILED FOR RECORD
at 1:53 o'clock P M

JUL 14 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinojes*

Date: July 13, 2026

Grantor: Eric Williams and Melanie Williams

Grantor's Address: Eric Williams and Melanie Williams
7425 FM 512
Wolfe City, Texas 75496

Holder: First Southern Bank

Holder's Address: First Southern Bank
303 N Pine Street
Florence, Alabama 35630

Substitute Trustee: James L. Hollerbach, Randy Daniel or Cindy Daniel or Liz
Hach or Cheryl Harris, and each of them acting alone

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

Deed of Trust: Commercial Real Estate Deed of Trust

Date: August 8, 2025

Grantor: Eric Williams and Melanie Williams

Original Lender: First Southern Bank

Original Trustee: Rick Robinette

Secures: Commercial Promissory Note, dated as of August 8, 2025 (the "Note"), executed by Eric Lyle Williams and Melanie Bree Williams, payable to Original Lender, in the original stated principal amount of Seven Hundred Fifty Three Thousand, Six Hundred Thirty Nine Dollars and 00/100 (\$753,639.00), 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 2025-14751.

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 August 8, 2025, and executed by Wolfe City Grain, Inc. in favor of Holder.

Unlimited Continuing Guaranty dated August 8, 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]

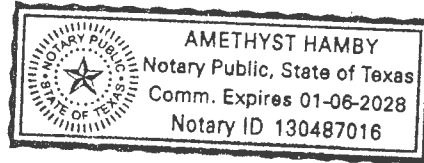
Randy Daryl
RANDY DARYL, Substitute Trustee

STATE OF TEXAS §
COUNTY OF Vanzandt §
~~HUNT~~ §

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

[SEAL]

Amethyst Hamby
Notary Public, State of Texas



My Commission expires:
01-06-2028

After recording return to:

Elizabeth Hayes
Hinshaw & Culbertson LLP
500 N Akard Street, Suite 2200
Dallas, Texas 75201

EXHIBIT A

Legal Description

TRACT ONE:

All that certain lot, tract or parcel of land situated in the D.N. Barry Survey, Abstract No. 58, Hunt County, Texas, and being part of that tract of land described as FIRST TRACT and SECOND TRACT in a Deed to Wilson-Tatum Farm, L.L.C. as recorded in Volume 317, Page 540 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod found for corner at the Southwest corner of said FIRST TRACT and being at the Northwest corner of a called 24.553 acre tract of land described in a Deed recorded in Doc. No. 2013-512 of the R.R.H.C.T.;

THENCE N. 00 deg. 21 min. 31 sec. W. along a fence line and hedge row and along the remains of an old fence line and along the West line of said FIRST TRACT and said SECOND TRACT, passing a ½" iron rod found at a distance of 1966.00 feet and continuing for a total distance of 1980.31 feet to a ½" iron rod with cap stamped "Wisdom" found for corner at a t-post at the Southeast corner of a called 7.203 acre tract of land described in a Deed recorded in Vol. 647, Pg. 227 of the O.P.R.H.C.T.;

THENCE N. 00 deg. 46 min. 21 sec. W. along an old fence line and with the East line of said 7.203 acre tract, a distance of 281.81 feet to a 3/8" iron rod found for corner at a t-post at the Northeast corner of said 7.203 acre tract;

THENCE N. 00 deg. 24 min. 37 sec. W. along the remains of an old fence line, passing a 12" bois d'arc post at a distance of 79.30 feet and continuing for a total distance of 114.04 feet to a ½" iron rod set for corner at the Northwest corner of said SECOND TRACT and being at the projected intersection of the centerline of F.M. Highway No. 512 at a turn in said highway;

THENCE N. 89 deg. 56 min. 03 sec. E. with the North line of said SECOND TRACT, a distance of 48.68 feet to a ½" iron rod set for corner in a non-tangent curve to the left in the South line of said highway;

THENCE in a Southeasterly direction with said curve, having a radius of 200.00 feet, a central angle of 36 deg. 52 min. 12 sec., a chord of S. 71 deg. 37 min. 52 sec. E. a distance of 126.49 feet an arc length of 128.70 feet to a point for corner at the end of said curve;

THENCE N. 89 deg. 52 min. 31 sec. E. with the South line of said highway, a distance of 656.12 feet to a 3/8" iron rod set for corner at a jog in the South line of said highway;

THENCE N. 00 deg. 03 min. 57 sec. W. with said jog, a distance of 10.00 feet to a 3/8" iron rod set for corner at the beginning of a non-tangent curve to the right in the South line of said highway;

THENCE in a Southeasterly direction with said curve, having a radius of 70.00 feet, a central angle of 88 deg. 42 min. 51 sec., a chord of S. 45 deg. 20 min. 09 sec. E. a distance of 97.88 feet and an arc length of 108.38 feet to a 3/8" iron rod set for corner at the end of said curve;

THENCE with the West line of said highway as follows:

S. 00 deg. 21 min. 57 sec. E. a distance of 301.22 feet to a 1/2" iron rod set for corner;

S. 00 deg. 45 min. 57 sec. E. a distance of 803.19 feet to a 3/8" iron rod set for corner;

S. 00 deg. 18 min. 57 sec. E. a distance of 450.25 feet to a 3/8" iron rod set for corner;

S. 00 deg. 34 min. 57 sec. E. a distance of 722.17 feet to a 1/2" iron rod set for corner at the Northeast corner of said 24.553 acre tract, from said point a 1/2" iron rod found on the south side of the pavement of a county road and at the Southeast corner of said 24.553 acre tract and at the intersection of the West line of said highway with the South line of said highway bears S. 00 deg. 34 min. 57 sec. E. a distance of 1208.46 feet and a concrete monument found bears S. 00 deg. 34 min. 21 sec. E. a distance of 1210.02 feet, and a 1/2" iron rod found at the Southeast corner of said FIRST TRACT bears N. 89 deg. 51 min. 35 sec. E. a distance of 3851.70 feet;

THENCE S. 89 deg. 51 min. 35 sec. W. with the North line of said 24.553 acre tract, a distance of 899.91 feet to the POINT OF BEGINNING and containing 48.121 acres of land more or less.

TRACT TWO:

All that certain lot, tract or parcel of land situated in the D.N. Barry Survey, Abstract No. 58, Hunt County, Texas, and being part of that tract of land described as FIRST TRACT and SECOND TRACT in a Deed to Wilson-Tatum Farm, L.L.C. as recorded in Volume 317, Page 540 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the centerline of County Road 4501 (a dirt road) and at the Southeast corner of said FIRST TRACT and being at the Northeast corner of a called 48.12 acre tract of land described as TRACT FIVE in a Deed recorded in Doc. No. 2022-07899 of the R.R.H.C.T., from said point a 1/2" iron rod found at the

Southeast corner of said 48.12 acre tract bears S. 00 deg. 32 min. 49 sec. E. a distance of 1181.69 feet;

THENCE S. 89 deg. 28 min. 23 sec. W. with the North line of said 48.12 acre tract, a distance of 1720.49 feet to a 3/8" iron rod found for corner at the most Northerly Northwest corner of said 48.12 acre tract and being at the Northeast corner of a called 23.98 acre tract of land described in a Contract of Sale & Purchase recorded in Vol. 139, Pg. 14 of the R.P.R H.C.T.;

THENCE N. 89 deg. 56 min. 16 sec. W. along a fence line and with the North line of said 23.98 acre tract, passing a 3/8" iron rod found at the Northwest corner of said 23.98 acre tract and at the Northeast corner of a called 22.724 acre tract of land described in a Contract of Sale and Purchase recorded in Vol. 789, Pg. 235 of the D.R.H.C.T. at a distance of 1197.25 feet and continuing with the North line of said 22.724 acre tract for a total distance of 2071.21 feet to a 3/8" iron rod found for corner at the Northwest corner of said 22.724 acre tract and being in the East line of F.M. Highway No. 512;

THENCE in a Northerly direction with the East line of said highway as follows:

N. 00 deg. 34 min. 57 sec. W. a distance of 726.77 feet to a 3/8" iron rod set for corner;

N. 00 deg. 18 min. 57 sec. W. a distance of 450.35 feet to a 3/8" iron rod set for corner;

N. 00 deg. 45 min. 57 sec. W. a distance of 803.21 feet to a 1/2" iron rod set for corner;

N. 00 deg. 21 min. 57 sec. W. a distance of 251.76 feet to a 1/2" iron rod set for corner at the intersection of the East line of F.M. Highway No. 512 with the South line of F.M. Highway No. 2655;

THENCE N. 89 deg. 49 min. 00 sec. E. with the South line of F.M. Highway No. 2655, a distance of 17.90 feet to a 1/2" iron rod set for corner;

THENCE N. 45 deg. 22 min. 56 sec. E. with the South line of said highway, a distance of 141.40 feet to a 1/2" iron rod set for corner in the South line of said highway;

THENCE N. 89 deg. 49 min. 00 sec. E. with the South line of said highway, a distance of 3674.00 feet to a 1/2" iron rod set for corner near the centerline of County Road 4501 and at the Northwest corner of a called 93.313 acre tract of land described as TRACT TWO in a Deed recorded in Doc. No. 2013-10652 of the R.R.H.C.T., said point being 29.20 feet West of a pipe fence corner post;

THENCE S. 00 deg. 27 min. 03 sec. E. with the West line of said 93.313 acre tract and along the centerline of County Road 4501, a distance of 1440.29 feet to a 1/2" iron rod

with cap stamped "Owens" found for corner at the Southwest corner of said 93.313 acre tract, said point being at the Northwest corner of a called 48.96 acre tract of land described as THIRD TRACT in a Deed recorded in Vol. 683, Pg. 358 of the D.R.H.C.T.;
THENCE S. 00 deg. 38 min. 37 sec. E. along the centerline of said road, a distance of 889.34 feet to the POINT OF BEGINNING and containing 203.092 acres of land more or less.