

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described on Exhibit "A" attached hereto.
2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, July 7, 2026

Time: The sale shall begin no earlier than 3:00 p.m. or no later than 4:00 p.m..

Place: The area of the McCulloch County Courthouse in Brady, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Big Buck Ranches, LLC dated December 31, 2025, and recorded in Volume 522, Page 694 of the Official Public Records of McCulloch County, Texas.

5. Obligations Secured. The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") in the original principal amount of

FILED at 2:05 P M

5/21, 2026

CHELSEA ARMENDARIZ, Clerk

CO Court, Mason County, Texas

By Chelsea Armendariz

\$1,250,000.00, and payable to the order of Primary Investments, LLC, which is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Obligation and the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

7. Assert and protect your rights as a member of the armed forces of the United States. If you are 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 active duty military service to the sender of this notice immediately.

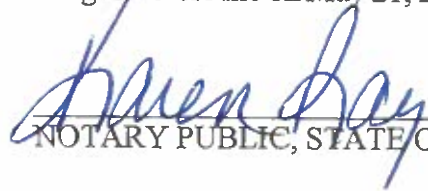
DATED: May 21, 2026.



Rex G. Baker, III, Trustee

STATE OF TEXAS
COUNTY OF HAYS

III. The foregoing instrument was acknowledged before me on May 21, 2026 by Rex G. Baker,


NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

EXHIBIT "A"

EXHIBIT "A"

**BIG BUCK FAMILY PARTNERSHIP
519.57 ACRES**

**H. & T. C. J.J. CROWDER SURVEY NO. 124, ABSTRACT NO. 2119,
WILLIAM KEIDEL SURVEY NO. 346, ABSTRACT NO. 849, &
H. & T. C. RAILWAY CO. SURVEY NO. 123, ABSTRACT NO. 665
MCCULLOCH COUNTY, TEXAS**

Being a description for 519.57 acres of land being out of the J. J. Crowder Survey No. 124, Abstract No. 2119, the William Keidel Survey No. 346, Abstract No. 849, and the H. & T. C. Railway Co. Survey No. 123, Abstract No. 665, of McCulloch County, Texas being all of a called 519.782 acres conveyed to Big Buck Family Limited Partnership, a Texas Limited Partnership by Frank D. King and wife, Melaine B. King recorded under Document Number 45026 or Volume 435, Page 524 of the Official Public Records of McCulloch County, Texas. Said 519.57 acres, being more particularly described below by metes and bounds as follows, with all bearings and coordinates based on the Texas Coordinate System of 1983, Central Zone, as determined by GPS observations, area, distances and coordinates are grid values:

BEGINNING at a 5/8-inch iron rod set, with cap stamped "PERCHERON LLC", (N:10,331,128.07, E: 2,579,431.89) on the easterly right-of-way of County Road 104, on the ostensible north line of said Survey No. 124, for the most westerly northwest corner of said called 519.782 acres, the southwest corner of a called 300.5-acre tract, conveyed to Melanie Faye Banner recorded under volume number 513 page 6, Official Public Records of McCulloch County, Texas, from which a 4-inch metal fence post bears SOUTH 84° 39' 55" WEST, 1.17 feet;

THENCE, NORTH 89°45'59" EAST, along the most westerly north line of said 519.782-acre tract, the south line of said 300.5-acre tract, the north line of said Survey No. 124 and generally along a fence, for a distance of 2,589.98 feet to a 5/8-in iron rod set, with cap stamped "PERCHERON LLC", marking the southeast corner of said 300.5-acre tract and the southwest corner of a called 357.06-acre tract conveyed to Melanie Faye Banner recorded under Volume 513 Page 6, Official Public Records of McCulloch County, Texas;

THENCE, NORTH 89°43' 14"EAST, continuing along the most westerly north line of said 519.782 acres, the north line of said Survey No. 124, the south line of said 357.06 acre tract, and generally along a fence, passing at a distance of 697.71 feet, a 1/2-inch iron rod found 4.34 feet to the left and continuing for a total distance of 2,933.02 feet to a calculated point for an interior corner; from which a 4-inch metal fence post bears NORTH 00° 16' 46 WEST, 0.35 feet;

THENCE, along the most northerly west line of said 519.782 acres, the east line of said 357.06 acres, the west line of said Survey No. 346 and generally along a fence the following courses;

NORTH 00°28'06"EAST, a distance of 16.31 feet to a 4-inch metal fence post;
NORTH 00°43'02"EAST, a distance of 1,375.28 feet to a 1/2-inch iron rod found;
NORTH 00°08'53"EAST, a distance of 908.76 feet to a 1/2-inch iron rod found;
NORTH 00°47'42"EAST, a distance of 339.73 feet to a 3-inch metal fence post found for the most easterly northwest corner of said 519.782 acres, the ostensible northwest corner

of said Survey No. 346, and the southwest corner of a called 210.3 acres conveyed to E.B. Kyzar in Volume 149, Page 72 Official Public Records of McCulloch County, Texas;

THENCE along the most easterly north line of said 519.782 acres, the south line of said 210.3 acres, the north line of said Survey No. 346 and generally along a fence the following courses;

NORTH 85°04'24"EAST, a distance of 1,249.67 feet to a 1/2-inch iron rod found;
NORTH 85°02'29"EAST, a distance of 1,467.24 feet to a 1/2-inch iron rod found;
NORTH 85°04'42"EAST, a distance of 1,377.23 feet to a 1/2-inch iron rod found;
NORTH 85°04'55"EAST, a distance of 1,008.41 feet to a 3-inch metal fence post, found for the most northeast corner of said 519.782 acres, on the west line of a called 135.3 acres conveyed to E.B. Kyzar in Volume 149, Page 73 Official Public Records of McCulloch County, Texas, and on the ostensible east line of said Survey No. 346;

THENCE, along the east line of the 519.782 acres, the east line of Survey 346, the west line of said 135.3 acres and generally along a fence the following courses;

SOUTH 00°29'11"WEST, a distance of 787.51 feet to a 1/2-inch iron rod found;
SOUTH 00°28'20"WEST, a distance of 860.62 feet to a magnetic nail set in top of a 4-inch concrete filled metal fence post found;
SOUTH 01°01'35"EAST, a distance of 1,037.95 feet to a magnetic nail set in the concrete base of a 3-inch metal fence post found for the southeast corner of said Survey 346, the southwest corner of said 135.3 acres, a corner of a called 8,084.55 acres conveyed to Patsy Quinn Samuelon in Volume 237, Page 409 Official Public Records of McCulloch County, Texas, and for the most easterly southeast corner of said 519.782 acres;

THENCE, along the most easterly south line of said 519.782 acres, along the north line of said 8,084.55 acres and generally along a fence the following courses;

SOUTH 85°34'41"WEST, a distance of 1,838.58 feet to a 1/2-inch iron rod found;
SOUTH 85°32'55"WEST, a distance of 1,346.38 feet to a 1/2-inch iron rod found;
SOUTH 85°40'34"WEST, a distance of 815.31 feet to a 1/2-inch iron rod found;
SOUTH 85°40'18"WEST, a distance of 1,127.63 feet to a calculated point for an interior corner of said 519.782 acres;

THENCE, along the most southerly east line of said 519.782 acres and the west line of said 8,084.55 acres the following courses;

SOUTH 00°17'31"WEST, a distance of 969.62 feet to a 5/8-inch iron rod found;
SOUTH 47°08'33"EAST, a distance of 102.53 feet to a 5/8-inch iron rod found;
SOUTH 01°59'15"EAST, a distance of 85.89 feet to a 5/8-inch iron rod found;
SOUTH 14°49'54"WEST, a distance of 325.33 feet to a 5/8-inch iron rod found;
SOUTH 26°46'35"EAST, a distance of 161.58 feet to a 1/2-inch iron rod found for the most westerly southeast corner of said 519.782 acres;

THENCE, along the most southerly south line of said 519,782 acres, the north line of a called 464 acres conveyed to R.S. Barsch in Volume 122, Page 521 of the Official Public Records of McCulloch County, Texas the following courses;

SOUTH 81°09'15"WEST, a distance of 92.28 feet to a 1/2-inch iron rod found;
SOUTH 76°16'23"WEST, distance of 130.72 feet to a 1/2-inch iron rod found;
SOUTH 80°41'54"WEST, a distance of 77.52 feet to a 1/2-inch iron rod found;
NORTH 89°41'37"WEST, a distance of 845.22 feet to a 1/2-inch iron rod found;
SOUTH 89°44'25"WEST, a distance of 1,021.67 feet to a 1/2-inch iron rod found;
NORTH 89°51'05"WEST, a distance of 1,044.25 feet to a 1/2-inch iron rod found;
NORTH 88°11'48"WEST, a distance of 133.82 feet to a 5/8-inch iron rod set, with cap stamped "PERCHERON LLC";
NORTH 89°54'38"WEST, a distance of 851.44 feet to a 1/2-inch iron rod found;
SOUTH 89°52'45"WEST, a distance of 649.64 feet to a 1/2-inch iron rod found;
NORTH 89°56'23"WEST, a distance of 323.16 feet to a 1/2-inch iron rod found;
NORTH 89°51'27"WEST, a distance of 486.14 feet to a 1/2-inch iron rod found for the southwest corner of said 519.782 acres, in the east line of a called 301 acres conveyed to R.S. Barsch in volume 122, page 519 McCulloch County Official Public Records, and the southwest corner of said Survey No. 124;

THENCE, along the most southerly west line of said 519.782 acres, the east line of said 301 acres and generally along a fence the following courses:

NORTH 00°23'53"EAST, a distance of 666.63 feet to a 5/8-inch iron rod set, with cap stamped "PERCHERON LLC";
NORTH 00°09'31"EAST, a distance of 875.96 feet to a 1/2-inch iron rod found;
NORTH 43°56'17"EAST, a distance of 82.30 feet to a 5/8-inch iron rod set, with cap stamped "PERCHERON LLC";
NORTH 00°21'33"EAST, a distance of 6.64 feet returning to the POINT OF BEGINNING of herein described tract and containing a calculated area of 519.57 acres.

THE STATE OF TEXAS
COUNTY OF McCULLOCH

I hereby certify that this instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of McCulloch County, Texas, in the Volume and Page as noted herein by me.

Christine A. Jones



BY _____ Deputy

RECO

OFFICIAL PUBLIC RECORDS