

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 9, 2026

PROMISSORY NOTE: Secured Promissory Note, described as follows:

Original Date: August 16, 2024

Maker: James E. Snelson, Jr.

Payee: TCT Financial IV, LLC, a Texas limited liability company

Amount: \$1,272,418.11

DEED OF TRUST: Deed of Trust, Mortgage, Assignment, Security Agreement and Financing Statement

Original Date: August 16, 2024

Grantor: James E. Snelson, Jr.

Original Trustee: Lauren Allen

Beneficiary: TCT Financial IV, LLC, a Texas limited liability company

Recorded in: Document Number 2023-001518 of the Official Public Records of Hale County, Texas, Document Number 2023-00004348 of the Official Public Records of Howard County, Texas, Document Number 2023-14911 of the Official Public Records of Johnson County, Texas, Document Number 2023004843 of the Official Public Records of Reeves County, Texas, Document Number 223094455 of the Official Public Records of Tarrant County, Texas, Instrument Number 2023-1746 of the Official Public Records of Ward County, Texas, Instrument Number 202307151 of the Official Public Records of Wise County, Texas, and Instrument Number 2023-1915 of the Official Public Records of Wise County, Texas.

LENDER: TCT Financial IV, LLC, a Texas limited liability company

BORROWER: James E. Snelson, Jr.

PROPERTY: The "Mortgaged Property" as described in the Deed of Trust and as described on Exhibit A attached hereto.

SUBSTITUTE TRUSTEE: David Garvin, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Jeff Benton, Brandy Bacon, Jamie Dworsky, Angela Cooper Brown, Leslie Shuler, or Robin Shelton.

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

c/o Munsch Hardt Kopf & Harr, PC
1717 W. 6th Street, Suite 250

Austin, Texas 78703
Attn: Michael B. Franklin

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 3, 2026, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The base of the courthouse steps on the west side of the Tarrant County Courthouse, located at 100 West Weatherford Street, Fort Worth, Tarrant County, Texas 76196, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Tarrant County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Tarrant County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

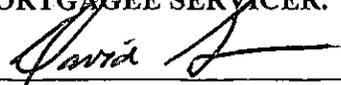
The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property includes only Borrower's right, title, and interest in and to oil, gas and other minerals interests (including royalty interests) and is sold and conveyed "AS IS, WHERE IS", and WITH ALL FAULTS.

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 Nation Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United State, please send written notice of the active duty military service to the sender of this notice immediately.

ALTHOUGH SUBSTITUTE TRUSTEE(S) WAS PREVIOUSLY APPOINTED PURSUANT TO THE DEED OF TRUST AND THE TEXAS PROPERTY CODE, FOR AVOIDANCE OF DOUBT, THIS INSTRUMENT REAFFIRMS THAT APPOINTMENT AS FOLLOWS: THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED

TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE SERVICER.



Printed Name: David Garvin
Title: Substitutue Trustee

EXHIBIT "A"
Mortgaged Property

All of Borrower's right, title, and interest in and to the Minerals (hereinafter defined), and any current or future royalties, overriding royalties, bonuses, rents or other monies paid, due, or held in suspense as a result of the extraction, sale, lease, extension, or use of the following, or any proceeds therefrom:

1. The land described on Exhibit "A-1" attached hereto (the "**Lands**").
2. All natural resources or other substance of value which may be extracted or produced from the Lands (the "**Minerals**"). The Minerals include, but are not limited to oil, gas, carbons metals and water.
3. Any substances or materials that result from the extraction of Minerals from the Lands (the "**Products**"). The Products include, but are not limited to the extracted Minerals and any materials or substances created from the extracted Minerals.
4. Any existing leases that cover any part of the Lands (the "**Lease**").

The Mortgaged Property additionally includes all of Borrower's right, title, interest and estate in and to the Minerals and Proceeds and all other claims or causes of action held by or accruing to the Borrower under the Lease and any lease covering interests under the Lands or held by Borrower by virtue of ownership of the Lands, Minerals or Products, including, but not limited to revenues, incomes, and payments from royalties, overriding royalties, lease bonuses, lease extensions, and purchases.

EXHIBIT "A-1"
Lands

HALE COUNTY, TEXAS:

<u>Lease Name</u>	<u>Section</u>	<u>Abstract</u>	<u>Block</u>	<u>Survey</u>
ANTON-IRISH CLEARFORK UNIT	16, 32, 33	2232	DT	L&SV RR CO

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Hale County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

All of Sections 16, 32 & 33, Block DT, HE&WT RR Co. Survey, Hale County, Texas.

HOWARD COUNTY, TEXAS:

<u>Lease Name</u>	<u>Section</u>	<u>Township</u>	<u>Abstract</u>	<u>Block</u>	<u>Survey</u>
BULL 23A	23	1N	139	32	T&P RR CO
BULL 23C	23	1N	139	32	T&P RR CO
DUSTY	37	1N	146	32	T&P RR CO
FRYAR 18	18	1N	1020	31	T&P RR CO
NEDERLANDER	37	1N	146	32	T&P RR CO
PRISCILLA 23-14	23	2N	274	32	T&P RR CO
THUMPER 14-23	11	2N	268	32	T&P RR CO
THUMPER 14-23 B	11	2N	268	32	T&P RR CO
THUMPER 14-23 C	11	2N	268	32	T&P RR CO
THUMPER 14-23 D	11	2N	268	32	T&P RR CO
VINCE, EVERETT 13-12	13	2N	269	32	T&P RR CO

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Howard County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

Tract 1:

E/2 of Section 23, Block 32, Township 2 North, Howard County, Texas.

Tract 2:

W/2 of Section 23, Block 32, Township 2 North, Howard County, Texas.

JOHNSON COUNTY, TEXAS:

<u>Lease Name</u>	<u>Section</u>	<u>Abstract</u>	<u>Survey</u>
LILLY	17	395	H&TC RR CO
LILLY	17	395	H&TC RR CO

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Johnson County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

Tract 1:

All that certain tract or parcel of land situated in the County of Johnson, State of Texas, being a part of the H & TC RR Company Survey No. 17, Abstract No. 395, being the same property and all of the property conveyed by Lloyd Carnall et ux to Gary E. Semier, et ux by deed dated September 8, 1995 and recorded in Volume 1901, Page 882, Official Public Records of Johnson County, Texas.

Tract 2:

A 164.42 acre tract of land in the H. & T.C. Railroad Company Survey, Abstract No. 395, Johnson County, Texas, being a part of a tract described in a deed from W.T. Poindexter, et ux. to Wylie Lilly, et ux, dated October 29, 1974, recorded in Volume 650, Page 478 of the Johnson County Deed Records.

Section 6, Township 15 North, Range 8 West, Kingfisher County, Oklahoma

Section 32, Township 16 North, Range 8 West, Kingfisher County, Oklahoma

Section 17, Township 17 North, Range 7 West, Kingfisher County, Oklahoma

REEVES COUNTY, TEXAS:

<u>Lease Name</u>	<u>Section</u>	<u>Abstract</u>	<u>Block</u>	<u>Survey</u>
AFFIRMED 6	6	4663	C18	PSL
ASSAULT 6	6	4663	C18	PSL
COOPERS DREAM 23-2	23	4467	C9	PSL
COOPERS DREAM 23-3	23	4467	C9	PSL
COOPERS DREAM 23-4	23	4467	C9	PSL
COPPERHEAD 23	23	4467	C9	PSL
EASTEX 6	6	4663	C18	PSL
JUST CALL ME KEN 8-82 UNIT	8	1377	C18	PSL
REPENT 23	23	4467	C9	PSL
RUNAWAY GHOST 23	23	4467	C9	PSL
RUSSELLS RESERVE 8-82S UNIT	8	1377	C18	PSL

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Reeves County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and more particularly described in that certain Mineral and Royalty Deed filed as Instrument Number 2023 004701 in the Deed Records of Reeves County Texas, including, but not limited to, those lands described herein below, to wit:

Section 6, Block C-18, H. & G.N. RR. Survey, A-4797, Reeves County, Texas
Section 82, Block 4, H. & G.N. RR. Co. Survey, A-5772, Reeves County, Texas
Section 23, Block C-9, PSL Survey, Reeves County, Texas

TARRANT COUNTY, TEXAS:

<u>Lease Name</u>	<u>Abstract</u>	<u>Survey</u>
C STATION	1753	YATES, J C
CARDEN-HEIDI-LITTLE	1523	TINSLEY, L G
CARDEN-HEIDI-LITTLE MIPA	1523	TINSLEY, L G
GOODMAN	1303	REEDER, W R
GOODMAN B	1303	REEDER, W R
HEIDI-LITTLE MIPA	1523	TINSLEY, L G
HLC MIPA	1523	TINSLEY, L G
LITTLE	307	CROWLEY, B F
LITTLE MIPA	307	CROWLEY, B F
LITTLE-PVI MIPA	307	CROWLEY, B F
PARROT "D"	960	LARGENT, H F
PARROT D	960	LARGENT, H F
PARROT RIVERBEND UNIT E	960	LARGENT, H F
SUNSET OAKS	1353	RAY, W N
TRIMBLE	1302	REDDING, J F
TRIMBLE	1521	TRIMBLE, W C
TRIMBLE UNIT	1302	REDDING, J F
TRIMBLE UNIT	960	LARGENT, H F
TRIMBLE UNIT	1521	TRIMBLE, W C
WHITE LAKE HILLS	148	BLACKWELL, J
WHITE LAKE HILLS	841	JONES, E
WOODHAVEN	841	JONES, E

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Tarrant County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein.

WARD COUNTY, TEXAS:

<u>Lease Name</u>	<u>Section</u>	<u>Abstract</u>	<u>Block</u>	<u>Survey</u>
BUCKIN CHUTE 33-61	61	175	33	H&TC RR CO
BUCKIN CHUTE UNIT 33-61	61	175	33	H&TC RR CO

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Ward County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

All of Section 61, Block 33, H&TC RR Co. Survey, A-175, Ward County, Texas.

WISE COUNTY, TEXAS:

<u>Lease Name</u>	<u>Abstract</u>	<u>Survey</u>
JANECKA (AW)	497	LUCE, J
JANECKA (SA)	497	LUCE, J
M.T. COLE-NCLE (AW)	497	LUCE, J
NCLE-BJ BARNETT (AW)	526	LEWIS, A
NCLE-BJ BARNETT (AW)	526	LEWIS, A
NORTH COUNTY LINE ESTATES	527	LYNCH, S M
NORTH COUNTY LINE ESTATES	526	LEWIS, A
NORTH COUNTY LINE ESTATES	526	LEWIS, A
NORTH COUNTY LINE ESTATES	527	LYNCH, S M

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Wise County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

Being a tract of land situated in the Anderson Lewis Survey, Abstract No. 526, Wise County, Texas and being all of a called 24.020 acres tract of land described in Deed to James E. Snelson, Jr. and Nancy Snelson as recorded in Volume 1484, Page 530, Official Records, Wise County, Texas.

REEVES COUNTY, TEXAS:

<u>Lease Name</u>	<u>Section</u>	<u>Abstract</u>	<u>Block</u>	<u>Survey</u>
AFFIRMED 6	6	4663	C18	PSL
ASSAULT 6	6	4663	C18	PSL
COOPERS DREAM 23-2	23	4467	C9	PSL
COOPERS DREAM 23-3	23	4467	C9	PSL
COOPERS DREAM 23-4	23	4467	C9	PSL
COPPERHEAD 23	23	4467	C9	PSL
EASTEX 6	6	4663	C18	PSL
JUST CALL ME KEN 8-82 UNIT	8	1377	C18	PSL
REPENT 23	23	4467	C9	PSL
RUNAWAY GHOST 23	23	4467	C9	PSL
RUSSELLS RESERVE 8-82S UNIT	8	1377	C18	PSL
WALKALOOSA 5 EAST	72	5307		LIGON, J S
WALKALOOSA 5 WEST	5	270		HERNANDEZ, T

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Reeves County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and more particularly described in that certain Mineral and Royalty Deed filed as Instrument Number 2023004701 and _____ in the Deed Records of Reeves County Texas, including, but not limited to, those lands described herein below, to wit:

Section 6, Block C-18, H. & G.N. RR. Survey, A-4797, Reeves County, Texas
Section 82, Block 4, H. & G.N. RR. Co. Survey, A-5772, Reeves County, Texas
Section 23, Block C-9, PSL Survey, Reeves County, Texas
Section 5, T. Hernandez Survey No. 5, A-270, Reeves County, Texas

POSTED
Time: 1:15 pm
FEB - 9 2026
DENISE VALLES
CLERK COUNTY COURT WARD CO., TEXAS
Clerk: *Denise Valles*