

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF JACK

WHEREAS, on August 7, 2025, THANH CHAN NGUYEN (the "Borrower"), executed that certain Deed of Trust, Security Agreement and Assignment of Rents (the "Deed of Trust"), granting a lien on certain real property located in Jack County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with certain other real and personal property described therein (collectively the "Mortgaged Premises"), to secure PALM LAND PROS LLC, a Texas limited liability company (the "Lender"), in the payment of that certain Promissory Note (the "Note") of even date therewith in the original principal amount of \$4,500,000.00 executed by Borrower, the Deed of Trust being recorded as Instrument No. 20250002307, Jack County Real Property Records; and

WHEREAS, (1) default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust, and in the performance of the covenants, agreements and conditions set forth in the Note and Deed of Trust, (2) past due sums due and payable under the Note and Deed of Trust, and/or secured thereby, are now due and payable, and (3) Lender, the owner and holder of said indebtedness, has required the undersigned, as trustee, to sell the Mortgaged Premises pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of April, 2026, no earlier than 1:00 p.m., nor later than 4:00 p.m., I, as trustee under the Deed of Trust, will sell the Mortgaged Premises and all of the components thereof and in the area for conducting foreclosure sales at the county courthouse in Jack County, Texas, as designated by the Jack County Commissioner's Court, to the highest bidder for cash.

EXECUTED this 17th day of March, 2026.


THOMAS J. IRONS, Trustee

FILED FOR RECORD

_____ O'CLOCK _____ M

MAR 17 2026

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

BY _____ DEPUTY

STATE OF TEXAS

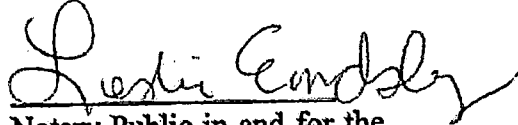
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COUNTY OF DALLAS

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This instrument was sworn to and acknowledged before me on March 17, 2026, by **THOMAS J. IRONS**, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



Notary Public in and for the
State of Texas

My commission expires:

Printed Name:

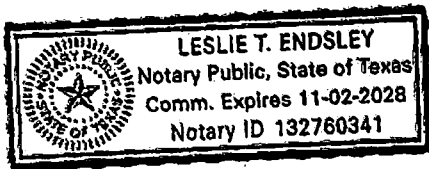


EXHIBIT A

Description for a tract of land, situated in the John Erwin Survey, Abstract Number 1608, Jack County, Texas and being a portion of a tract of land described in a deed to PLP Jack 57 Ranchers, LLC recorded in Instrument Number 20250001387, Official Records, Jack County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the southeast corner of the PLP Jack 57 Ranchers Tract, same being the southeast corner of a 70' road easement recorded in Volume 535, Page 325 & Page 329, Deed Records, Jack County, Texas, same being the northeast corner of a tract of land described in a deed to Kevin Cate recorded in Volume 1042, Page 313, Official Records, Jack County, Texas and being in the west line of a tract of land described in a deed to Jennifer Nicole Kawcak and Ivan John Kawcak, Jr. recorded in Instrument Number 20230002586, Official Records, Jack County, Texas, said rod being in the gravel portion of the intersection of Slusher Road and Oilfield Road and being in the location of a previously located 100d nail found by Tri Counties Surveying on March 5th, 2018 and from which a 3" steel fence corner post for witness bears N84°30'32"E., 19.16 feet, and also from which the northeast corner of the J.R. Erwin Survey bears by deed call N01°06'51"E., 4556.65 feet;

THENCE N61°04'06"W., 900.01 feet along the paved portion of Slusher Road to a 60d nail set with disc stamped "TRI COUNTIES RPLS 4277";

THENCE N61°04'06"W., 301.10 feet along the paved portion of Slusher Road to a 5/8" rebar rod found (Control Monument);

THENCE N47°48'06"W., 184.90 feet along the paved portion of Slusher Road to a 60d nail set with disc stamped "TRI COUNTIES RPLS 4277";

THENCE N60°14'06"W., 60.85 feet along the paved portion of Slusher Road to a 60d nail set with disc stamped "TRI COUNTIES RPLS 4277";

THENCE N22°00'42"E, at 30.28 feet passing a 1/2" capped "TCS 4277 REFERENCE" rebar rod set, in all 293.19 feet through the PLP Jack 57 Ranchers Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

THENCE S67°16'39"E., at 1162.16 feet passing a 1/2" capped "TCS 4277 REFERENCE" rebar rod set, in all 1237.46 feet through the PLP Jack 57 Ranchers Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set in the east side of the paved portion of Oilfield Road, same being the east line of the 70' road easement, and from which a 1/2" capped "RPLS 5210" rebar rod found (Control Monument) for the easterly northeast corner of the PLP Jack 57 Ranchers Tract bears N01°06'51"E., 495.39 feet;

THENCE S01°06'51"W. (BASIS FOR DIRECTIONAL CONTROL), 529.39 feet along the east side of the paved portion of Oilfield Road, same being the east line of the 70' road easement to the POINT OF BEGINNING and containing 12.360 acres of land more or less.