

FILED  
AT 11:24 O'CLOCK AM

DEC 15 2025

NINFA PREDDY  
CLERK OF COUNTY COURT, CROCKETT CO., TX  
BY *AK* DEPUTY

THE STATE OF TEXAS

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§

COUNTY OF CROCKETT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on, April 29, 2020 **Woody Lane Properties Ltd.** ("Grantor") executed and delivered a Deed of Trust, Security Agreement and Financing Statement (the "Crockett County Deed of Trust") conveying to **David Zalman**, as Trustee, the herein below described property located in both Crockett and Val Verde Counties, Texas, to secure **Prosperity Bank**, in the payment of all indebtedness (collectively the "Note" and/or Notes) therein described, the Crockett County Deed of Trust being filed and recorded under Crockett County Clerk's Document No. 00000173801, Book 0883, Page 0756 in the Official Public Records of Real Property of Crockett County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, by Deed of Trust, Security Agreement and Financing Statement dated April 29, 2020 (the "Val Verde County Deed of Trust") **Woody Lane Properties Ltd.** conveyed to **David Zalman**, as Trustee, certain property situated in both Crockett and Val Verde County, Texas, to secure the payment of that certain Promissory Note and all other indebtedness therein described (the "Note") which Deed of Trust is recorded under, Val Verde County Clerk's Document No. 00319617 in the Official Public Records of Real Property of Val Verde County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Notes and the same are now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Notes; and

**WHEREAS**, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with both the Crockett County and Val Verde Deeds of Trust and the Beneficiary designated and appointed under each respective Deed of Trust **L. David Smith, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Bertha Cardenas, Berthaliz Cardenas, Calvin Speer, Wendy Speer and Melody Speer** any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

**NOW, THEREFORE**, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, January 6, 2026**. The earliest time at which the sale will occur shall be at **1:00 o'clock P.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the Courthouse steps of the Crockett County Courthouse, 909 Avenue D Ozona, Texas or as designated by the County Commissioner's Office as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto and all equipment and Goods (as defined in the Deed of Trust):

**TRACT ONE-FEE: Situated in Val Verde and Crockett Counties, Texas, and being approximately 702.25 acres of land, being more fully described by metes and bounds in Exhibit A attached to the Deeds of Trust, Security Agreement**

and Financing Statement dated April 29, 2020, executed by Woody Lane Properties Ltd., respectively recorded under Document No. 00000173801, Book 0883, Page 0756, in the Official Public Records of Real Property of Crockett County, Texas, and under Document No. 00319617, in the Official Public Records of Real Property of Val Verde County, Texas (herein referred to as the "Crockett/Val Verde Deed of Trust"); more commonly known as Tract Three (3), Live Oak Valley Ranch; SAVE AND EXCEPT 31.03 acres out of and a part of Abstract 5010, J. W. Wilson Survey and 67.60 acres out of and part of Abstract 1542, G. H. & S.A. RR Co.

**TRACT TWO EASEMENT:** Access and Utility Easement No(s), 1, 2 and 3 as more particularly described in the Crockett/Val Verde Deed of Trust.

**TRACT THREE:** Being a lot, tract or parcel of land situated in Val Verde and Crockett Counties, Texas, situated in the and being part of the J. W. Wilson Survey in Crockett and Val Verde Counties, Texas and being more particularly described by metes and bounds in Exhibit A attached to the Crockett/Val Verde Deed of Trust.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

#### **SUBSTITUTE TRUSTEES**

**NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:**

**L. David Smith, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez , Bertha Cardenas, Berthaliz Cardenas, Calvin Speer, Wendy Speer and Melody Speer**

**c/o L. David. Smith**  
2618 Kittansett Circle  
Katy Texas 77450  
telephone: 281-788-3666  
Email: ldslaw7@gmail.com

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 THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 11<sup>th</sup> day of December, 2025.

L. David Smith Substitute Trustee

L. David. Smith, Substitute Trustee  
2618 Kittansett Circle  
Katy, Texas 77450  
Telephone 281-788-3666  
Email:ldslaw7@gmail.com

*Postec/BK  
JMK  
12-15-25*