

AMENDED NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: May 19, 2026

Filed for Record in:
Robertson County
On: May 28, 2026 at 04:11P
By: Carol Bancroft

DEED OF TRUST:

Date: November 25, 2025
Grantor: Keith Michael Kolb
Beneficiary: Bi-Stone Ranch Partners, LLC
Trustee: Mark Pigg

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 28 day of May, 2026 at 4:11 am
Stephanie M. Sanders, Robertson County Clerk
by: Stephanie Sanders

COUNTY WHERE PROPERTY IS LOCATED: Robertson County, Texas

ANY ONE OF THE FOLLOWING NAMED PERSONS TO ACT AS SUBSTITUTE TRUSTEE:

TYSCOTT HAMM / JACEY DUBOIS / HAYDEN HATCH /
MORGAN WIEBOLD / JOBE RODGERS / AJ JENKINS / PETE FLOREZ /
SHERYL LaMONT / HARRIETT FLETCHER / SHARRON ST. PIERRE /
JABRIA JOY / HEATHER GOLDEN / KARA RILEY

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

9816 Slide Road, Suite 201; Lubbock, Lubbock County, Texas, 79424

Recording Information: Deed of Trust recorded at Document No. 20254882 of the Official Public Records of Robertson County, Texas.

Property: See Exhibit A attached hereto.

NOTE:

Date: November 25, 2025
Amount: \$138,057.00
Debtor: Keith Michael Kolb
Holder: Bi-Stone Ranch Partners, LLC
Maturity Date: November 25, 2030

Date of Sale of Property (First Tuesday of the Month): Tuesday, July 7, 2026.

Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.): 11:00 a.m.

Place of Sale of Property: At the South Door of the First Floor of Robertson County Courthouse, 103 E. Morgan Street, Franklin, Texas 77856, or as designated by the County Commissioners.



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The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both 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.


Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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 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.

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 19th day of May, 2026.



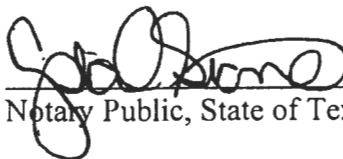
TyScott Hamm, Substitute Trustee

STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on this the 19th day of May, 2026, by TyScott Hamm.





Notary Public, State of Texas

EXHIBIT "A"

Tract 10

BEING a 10.100 acre tract of land situated in the William M. Perry Survey, Abstract Number 304, Robertson County, Texas, being a portion of that certain called 598.04 acre tract described in instrument to Bi-Stone LLC Ranch Partners, LLC, recorded under Clerk's File Number 20251633 of the Official Public Records of Robertson County, Texas (O.P.R.R.C.T.), said 10.100 acre tract being more particularly described by the following metes and bounds description:

BEGINNING at a ½ iron rod with cap stamped "RPLS 5345" found for a common corner of said 598.04 acre tract and Tract 1 of Cotropia Subdivision, recorded in Cabinet 1, Page 48 of the Map and Plat Records of Robertson County, Texas, being the northeasterly corner of the herein described 10.100 acre tract, from which a 3/8 inch iron rod found for a common corner of said 598.04 acre tract and subdivision, bears North 22°31'27" West, 5,809.25 feet;

THENCE South 22°31'27" East, 693.99 feet, with a common line between said 598.04 acre tract and said subdivision, to a ½ inch iron rod with cap stamped "RPLS 5345" found for another common corner of said 598.04 acre tract and said subdivision, being the southeasterly corner of the herein described 10.100 acre tract;

THENCE severing, over and across said 598.04 acre tract, the following four (4) courses and distances:

1. South 67°28'18" West, 308.83 feet, to a ½ iron rod with cap stamped "RPLS 6524" set for the southerly southwest corner of the herein described 10.100 acre tract;
2. North 72°34'14" West, 573.47 feet, to a ½ inch iron rod with cap stamped "RPLS 6524" set, for the westerly southwest corner of the herein described 10.100 acre tract;
3. North 22°20'19" West, at a distance of 244.08 feet, pass a ½ inch iron rod with cap stamped "RPLS 6524" set, for reference, in all, a total distance of 329.22 feet, continuing with the centerline of a proposed Private Access and Utility Easement, to a ½ iron rod with cap stamped "RPLS 6524" set for the northwesterly corner of the herein described 10.100 acre tract;
4. North 67°39'41" East, at a distance of 54.48 feet, pass a ½ inch iron rod with cap stamped "RPLS 6524" set, for reference, in all, a total distance of 745.46 feet, to the POINT OF BEGINNING, and containing 10.100 acres of land within this field note description.