

FILED FOR RECORD

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Notice of Substitute Trustee's Sale

August 14, 2025

CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

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.

Deed of Trust, Assignment of Rents, and Security Agreement ("Deed of Trust"):

Dated:	May 25, 2023
Grantor:	Mammoth Services, LLC ("Debtor" or "Grantor")
Trustee:	Joy Lambert Phillips
Lender:	Hancock Whitney Bank ("HWB")
Recorded in:	Clerk's File No. 202306723 of the real property records of Tom Green County, Texas
Legal Description:	The real property to be sold is described in the attached Exhibit A
Secures:	Commercial Line of Credit Note dated May 25, 2023 ("Note") in the original principal amount of \$988,000.00, executed by Mammoth Services, LLC and payable to the order of HWB; Commercial Term Note dated October 18, 2021 ("CTN") in the original principal amount of \$212,000.00, executed by Mammoth Services, LLC and payable to the order of HWB; Promissory Note dated November 15, 2021 ("PN1") in the original principal amount of \$106,873.36, executed by Mammoth Services, LLC and payable to the order of HWB; Promissory Note dated February 18, 2022 ("PN2") in the original principal amount of \$54,326.25, executed by Mammoth Services, LLC and payable to the order of HWB; Promissory Note dated November 30, 2021 ("PN3") in the original principal amount of \$61,482.60, executed by Mammoth Services, LLC and payable to the order of HWB
Modifications and Renewals:	Change in Terms Agreement dated June 7, 2024 executed by Debtor as to the Note; Change in Terms Agreement dated June 7, 2024 executed by Debtor as to the CTN; Change in Terms Agreement dated June 7, 2024 executed by Debtor as to the PN1; Change in Terms Agreement dated June 7, 2024 executed by Debtor as to the

PN2; Change in Terms Agreement dated June 7, 2024 executed by Debtor as to the PN3 (as used herein, the terms "Note", "CTN", "PN1", "PN2", "PN3", and "Deed of Trust" mean the Note, CTN, PN1, PN2, PN3, and Deed of Trust as so modified, renewed, and/or extended)

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described above, and all rights and appurtenances thereto

Substitute Trustee: Neale Shields

Substitute Trustee's
Address: 977 CR 4303, Jacksonville, TX 75766

**Date, Time and
Place of Sale:**

Date: Tuesday, October 7, 2025.

Time: The earliest time at which the Foreclosure Sale will begin is 10:30 a.m. and not later than three hours thereafter.

Place: The foyer of the Edd B. Keyes Building at 113 West Beauregard, San Angelo, Tom Green County, TX 76903, or in the event the Keyes Building is closed, at the South entrance of the Keyes building, or the place most recently designated by the Tom Green County Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction, and the Property will be sold to the highest bidder submitting valid cash, cashier's check, or certified check; except that Hancock Whitney Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the performance of the obligations of the Deed of Trust as well as in the payment of the Note, the CTN, the PN1, the PN2, and the PN3. Because of those defaults, Hancock Whitney Bank, the owner and holder of the Note, the CTN, the PN1, the PN2, and the PN3, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Hancock Whitney Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Hancock Whitney Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale

described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Hancock Whitney Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Hancock Whitney Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.


Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

If the Foreclosure Sale is set aside for any reason, the sole and exclusive remedy of the purchaser at such sale shall be the return of any monies paid by said purchaser. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney(s), or the Substitute Trustee.

If the Substitute Trustee is unable for any reason to convey title, the successful bidder's sole and exclusive remedy shall be the return of any monies paid to the Substitute Trustee. The successful bidder shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney(s), or the Substitute Trustee.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 MORTGAGE SERVICER.



Neale Shields
Attorney and Substitute Trustee for
mortgagee Hancock Whitney Bank,

EXHIBIT "A"

Being 125.85 acres out of Washington County Railroad Company Survey 175, Abstract No. 4030, Tom Green County Texas and being out of a 150 acre tract as described in Deed as (2) Walter Stahl Tract, 150 acres from Elisabeth Stahl, Anne Stahl Whalley, Walter Stahl, and Charley Stahl to Walter Stahl dated May 23, 1972 and recorded as Volume 581, Page 395 of the Deed Records of Tom Green County, Texas and out of a 511.9 acre tract as described in Deed from S.P. Sawyer to Herman Stahl dated July 2, 1943 and recorded as Volume 222, Page 91 of the Deed Records of Tom Green County, Texas.

Said 125.85 acres being described as follows:

Beginning at a found 1 inch iron pipe for the northernmost southeast corner of this tract and said 150 acres and the northeast corner of (3) Charley Stahl Tract, 25 acres as described in Deed from Elisabeth Stahl, Anne Stahl Whalley, Walter Stahl, and Charley Stahl to Charley Stahl dated May 23, 1972 and recorded as Volume 581, Page 395 of the Deed Records of Tom Green County, Texas and in the west line of a 14 foot wide strip, 1.71 acre as described in Deed from Thomas E. Baker to the State of Texas dated January 13, 1938 and recorded as Volume 198, Page 33 of the Deed Records of Tom Green County, Texas and in the west line of a traveled way known as State Highway (SH) 208 having a right-of-way width of 100 feet and within said 511.9 acres;

Thence with a south line of this tract and said 150 acres and the north line of said 25 acres North 89° 53' 00" West 1250.58 feet to a found 1-1/2 inch iron pipe for a re-entrant corner of this tract and said 150 acres and the northwest corner of said 25 acres;

Thence with an east line of this tract and said 150 acres and the west line of said 25 acres South 00° 07' 00" West 1077.20 feet to a set 5/8 inch iron rod with cap for the southernmost southeast corner of this tract and said 150 acres and the southwest corner of said 25 acres and in the north line of a 140.17 acre tract as described in Deed from Herman Stahl and wife, Elisabeth Stahl to Geo. T. McEwen and wife, Emma M. McEwen dated April 3, 1945 and recorded as Volume 234, Page 154 of the Deed Records of Tom Green County, Texas;

Thence with a south line of this tract and said 150 acres and the north line of said 140.17 acres North 78° 20' 18" West 2878.44 feet to a set 5/8 inch iron rod with cap for the southwest corner of this tract and said 150 acres and the northwest corner of said 140.17 acres and in the west line of said 511.9 acres from which a found cedar fence corner post bears South 53° 28' 10" East 2.01 feet and from said southwest corner of this tract a found 4-1/2 inch steel fence corner post bears South 37° 55' 23" East 2.30 feet;

Thence with the west line of this tract and said 150 acres and said 511.9 acres North 00° 29' 43" East 1162.52 feet to a found concrete monument 4 inches by 4 inches, 24 inches long and 6 inches above the ground and North 06° 49' 48" West 30.80 feet to a set 5/8 inch iron rod with cap for the northwest corner of this tract and the southwest corner of a 15.12 acre tract surveyed and described simultaneously and in the west line of said 150 acres and said 511.9 acres from which a set 5/8 inch iron rod with cap for the northwest corner of said 15.12 acres and the southwest corner of a 150 acre tract as described in Deed from Herman Stahl and wife, Elisabeth Stahl to Walter Stahl dated November 30, 1955 and recorded as Volume 482, Page 581 of the Deed Records of Tom Green County, Texas bears North 06° 49' 48" West 292.07 feet from which a point for the southernmost northwest corner of said 150 acres and in the west

line of said 511.9 acres bears North 06° 48' 48" West 885.10 feet from which a found 3 inch steel fence corner post bears North 36° 22' 03" East 1.60 feet;

Thence with the north line of this tract and the south line of said 15.12 acres and within said 150 acres and within said 511.9 acres North 85° 53' 06" East 843.68 feet to a set 5/8 inch iron rod with cap and North 26° 44' 04" East 131.84 feet to a set 5/8 inch iron rod with cap and South 88° 12' 11" East 1385.16 feet to a set 5/8 inch iron rod with cap and South 88° 13' 14" East 1802.20 feet to a set 5/8 inch iron rod with cap for the northeast corner of this tract and the southeast corner of said 15.12 acres and in the east line of said 150 acres and in the west line of said 1.71 acres and said State Highway (SH) 208 and within said 511.9 acres from which a set 5/8 inch iron rod with cap for the northeast corner of said 15.12 acres and the southeast corner of said 150 acres bears North 00° 07' 00" East 151.87 feet from which a point for the southernmost northeast corner of said 150 acres bears North 00° 07' 00" East 1169.18 feet;

Thence with the east line of this tract and the east line of said 150 acres and the west line of said 1.71 acre and said SH 208 South 00° 07' 00" West 801.87 feet to the point of beginning and containing an area of 125.85 acres.

This tract may be required to be Platled according to the City of San Angelo Subdivision Regulations and may limit this tracts ability to obtain utility services and building or septic system permits.

Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83 per GPS.