

8322

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment is as follows (for purposes herein the promissory notes described below may collectively be referred to as the "Notes"):

Promissory Note ("Black Diamond 2021 Note"):

Date: August 3, 2021
Borrower(s): Black Diamond Endeavors, LLC
Payee: Equify Financial, LLC
Original Principal Amount: \$372,999.43

FILED FOR RECORD
TIME: 1:30 pm

DEC 15 2025

COKE COUNTY & DIST. CLERK
CAROLLA ORCUTT

Promissory Note ("Black Diamond July 2022 Note"):

Date: July 8, 2022
Borrower(s): Black Diamond Endeavors, LLC
Payee: Equify Financial, LLC
Original Principal Amount: \$845,311.25

Promissory Note ("Black Diamond September 2022 Note"):

Date: September 1, 2022
Borrower(s): Black Diamond Endeavors, LLC
Payee: Equify Financial, LLC
Original Principal Amount: \$137,400.00

Promissory Note ("Black Diamond October 2022 Note"):

Date: October 13, 2022
Borrower(s): Black Diamond Endeavors, LLC
Payee: Equify Financial, LLC
Original Principal Amount: \$75,000.00

Promissory Note ("Black Diamond November 2022 Note"):

Date: November 29, 2022
Borrower(s): Black Diamond Endeavors, LLC
Payee: Equify Financial, LLC
Original Principal Amount: \$96,900.00

Deed of Trust:

Date: August 3, 2021
Grantor(s): Black Diamond Endeavors, LLC
Trustee: Phillip J.F. Geheb
Beneficiary: Equify Financial, LLC
Recorded in: Document Number 20210000000700, Official Public Records, Coke County, Texas

"Property":

Being an area of 228.050 acre tract out of A. Gates Survey No. 325, Abstract No. 1254, Coke County, Texas and said 228.050 acre tract also being out of that certain called 234.25 acre tract described and recorded in Volume 34, Page 157, Official Public Records of Coke County, Texas and said 228.050 acre tract being more particularly described by metes and bounds as follows:

Beginning at a point for the northwest corner of this tract and said 234.25 acre tract and being in the south line of that certain 100 acre tract described and recorded in Volume 137, Page 445, Deed Records of Coke County, Texas and from which a 3' steel fence corner on west side of lane bears N. 59° 33' 53" W. 2.72 feet;

Thence with the north line of this tract and said 234.25 acre tract and south line of said 100 acre tract, S. 59° 33' 53" E. 2044.41 feet to a 4" steel fence corner found occupying the northeast corner of this tract and said 234.25 acre tract and being in the west line of that certain 504 acre (Tract 6) described and recorded in Volume 226, Page 385, Deed Records of Coke County, Texas;

Thence with the east line of this tract and said 234.25 acre tract and west line of said 504 acre tract, S. 30° 06' 28" W. 4519.47 feet to a 5" steel fence corner found occupying the southeast corner of this tract and said 234.25 acre tract in the north bank of the Colorado River;

Thence with the south line of this tract and said 234.25 acre tract and the north bank of said Colorado River with its meanders as follows:

N. 70° 18' 05" W. 240.78 feet;

N. 63° 02' 34" W. 222.16 feet;

N. 67° 20' 35" W. 433.72 feet;

S. 89° 38' 14" W. 250.50 feet;

S. 89° 30' 36" W. 339.07 feet;

S. 86° 04' 40" W. 821.70 feet to the southwest corner of this tract and said 234.25 acre tract;

Thence with the west line of this tract, said 234.25 acre tract and said Survey No. 325, N. 30° 27' 31" E. at 107.92 feet pass a 3" steel fence corner found, in all a total distance of 5402.68 feet to the place of beginning and containing an area of 228.050 acres of land.

Present Owner of Promissory Note(s) and Beneficiary under Deed of Trust:

Equify Financial, LLC

Information regarding the public sale to be held:

**Substitute
Trustees:**

Matthew D. Giadrosich, Jeffrey V. Leaverton, John T. Easter, Wesley W. McCutcheon, Zoey Fernandez, Zane Nail, Coby Nail, Donna Trout, Shelley Nail, and David Garvin.
Substitute Trustees
c/o Padfield & Stout, LLP
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102

Appointed by written instrument dated December 11, 2025, and recorded

in the Official Public Records of Coke County, Texas.

Date of Sale: January 6, 2026, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Robert Lee, Texas local time, but in no event later than 3 hours thereafter.

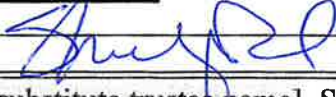
Place of Sale: **Coke County Courthouse
13 7th Street, Robert Lee, Texas, 76945**

IN THE AREA IMMEDIATELY OUTSIDE THE MAIN ENTRANCE (NORTH DOOR ENTRANCE) and steps in front of the North Door OF THE COKE COUNTY COURTHOUSE AT 13 7TH STREET, ROBERT LEE, TEXAS, COKE COUNTY, TEXAS AT THE FOLLOWING LOCATION: THE PORCH AND STEPS FOR THE MAIN ENTRANCE (NORTH DOOR ENTRANCE) FACING 7TH STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT.

Default has occurred in the payment of the indebtedness evidenced by the Notes. Because of such default, Equify Financial, LLC appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

PROSPECTIVE BIDDERS ARE ADVISED TO MAKE THEIR OWN EXAMINATION OF TITLE TO THE PROPERTY TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, RESTRICTIONS, LIENS, OR OTHER MATTERS AFFECTING THE TITLE TO THE PROPERTY. NEITHER SUBSTITUTE TRUSTEE NOR EQUIFY FINANCIAL, LLC MAKE ANY REPRESENTATION OF WARRANTY (EXPRESS OR IMPLIED) REGARDING THE TITLE TO OR THE CONDITION OF THE PROPERTY. THE PROPERTY TO BE SOLD AT THE PUBLIC SALE WILL BE SOLD IN ITS PRESENT "AS IS" CONDITION AND SUBJECT TO ALL AD VALOREM TAXES THEN-OWING WITH RESPECT TO THE PROPERTY.


[substitute trustee name], Substitute Trustee

Please Return File-Stamped Copy to:

Padfield & Stout, LLP
Attn: Matthew D. Giadrosich
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102