

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF KARNES §

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

DATE OF SALE: **August 5, 2025** (which is the first Tuesday of that month)

TIME OF SALE: The sale of the Property will begin no earlier than 10:00 a.m., local time, or no later than three (3) hours thereafter, and will conclude no later than 4:00 p.m., local time.

PLACE OF SALE: The sale of the Property will take place at the Wilson County Courthouse in Floresville, Texas, or in any other area that has been designated by the Wilson County Commissioners Court as the area for foreclosures to take place.

SUBSTITUTE TRUSTEE: Christopher A. Wright
 ROSENTHAL PAUERSTEIN SANDOLOSKI AGATHER LLP
 755 E. Mulberry Avenue, Suite 200
 San Antonio, Texas 78212
 Phone: (210) 244-8831

PURSUANT TO SECTION 51.0076 OF THE TEXAS PROPERTY CODE, THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED DIRECTLY ABOVE 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.

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.

**INFORMATION REGARDING THE DEED OF TRUST LIEN
THAT IS THE SUBJECT OF THE FORCLOSURE SALE**

DATE: March 19, 2021

GRANTOR: Cinch Investment Holdings, LLC, a Texas limited liability company

BENEFICIARY: Susser Bank, a Texas state bank

TRUSTEE: Robert A. Rosenthal

RECORDING INFORMATION: Document Number 212372 of the Official Public Records of Atascosa County, Texas, Document Number 202100000821 of the Official Public Records of Karnes County, Texas, and Document Number 2021 – 104740 of the Official Public Records of Wilson County, Texas.

PROPERTY: The real property and all improvements thereto and personal property located in Atascosa, Karnes, and Wilson Counties, Texas, as more particularly described in EXHIBIT A attached hereto.

**INFORMATION REGARDING THE AMENDED AND RESTATED NOTE
SECURED BY THE DEED OF TRUST**

DATE: April 23, 2021

MAKERS: Cinch Investment Holdings, LLC, a Texas limited liability company

LENDER: Susser Bank, a Texas state bank

ORIGINAL PRINCIPAL AMOUNT: \$4,875,000.00

TOTAL AMOUNT OUSTANDING: \$4,334,039.43 as of July 14, 2025; per diem \$1,018.26

TERMS OF SALE

The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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 sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent they remain in force and effect and have not been subordinated to the Deed of Trust. The foreclosure sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly encouraged 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 in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, 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.

Pursuant to Section 51.0075 of the Texas Property Code, the 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 sale of the Property.

DEFAULT AND REQUEST TO ACT

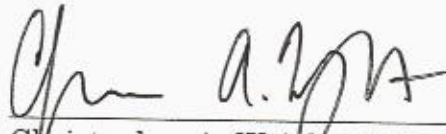
Default has occurred in the payment of the indebtedness due on the Note and in the performance of the covenants, agreements, and conditions set forth therein and in the Deed of Trust. The Note has been accelerated and the entire outstanding principal balance, all accrued and unpaid interest, and all other fees and costs are now due and payable in full. Because of this default, Lender, the owner and holder of the Note and Deed of Trust, has requested that Christopher A. Wright, Substitute Trustee, conduct the foreclosure sale described in this notice.

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

Notice is therefore given that on and at the date, time, and place of the foreclosure sale described in this notice, the Substitute Trustee will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust.

[Signature page follows]

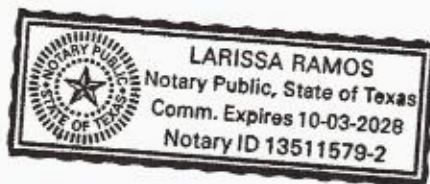
IN WITNESS WHEREOF, this Notice of Foreclosure Sale has been executed on this 14th day of July 2025.


Christopher A. Wright, Substitute Trustee

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me this 14th day of July 2025 by **CHRISTOPHER A. WRIGHT**, Substitute Trustee and attorney-in-fact for **Susser Bank**, a Texas state bank, who acknowledged to me that executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



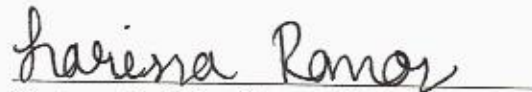

Notary Public, State of Texas

EXHIBIT A

(Property Description)

The Land

All that certain tract or parcel of land containing 1289.26 acres, comprised of approximately 278.82 acres situated within the Henry B. Ward Survey No. 134, Abstract 916 (Atascosa County), approximately 179.27 acres situated within the Henry B. Ward Survey No. 134, Abstract 548 (Wilson County), Texas, and approximately 825.39 acres situated within the Henry B. Ward Survey No. 134, Abstract 296, (Karnes County), and approximately 5.78 acres situated within the Gaspar Flores Grant, Abstract 1 (Karnes County). Said 1289.25 acre tract being the same tract of land called 1289.37 acres described in conveyance from Charles M. Bochat and Brenda J. Bochat to Agua Dulce Ranch, LLC, of record in Volume 882, Page 64, Official Public Records of Karnes County, Texas and in Volume 1473, Page 188, Official Public Records of Wilson County, Texas.

Said 1289.26 acre tract being more particularly described by metes and bounds as follows:

- BEGINNING:** at a ½" iron pin found on the Southwest line of FTS Ranch LLC, 498.11 acre tract, of record in Document # 202000000911, Official Public Records of Karnes County, Texas, at the North corner of Jerry C. & Deborah Crew, Tract One (183.47 acre tract), of record in Volume 886, Page 356, Official Public Records of Karnes County, Texas and also being the East corner of Tract 4, (T.P. Campbell & Marguerite Campbell Martin portion) of record in Volume 440, Page 124, Deed Records of Atascosa County, Texas and in Volume 34, Page 46, Plat Records of Atascosa County, Texas, for the East corner of this tract;
- THENCE:** South 49 deg. 51 min. 10 sec. West, 2657.01 feet to a ½" iron pin found at the end of a 50 foot wide road easement, of record in Volume 440, Page 124, Deed Records of Atascosa County, Texas and in Volume 34, Page 46, Plat Records of Atascosa County, Texas at the West corner of said Crew, Tract One (183.47 acre tract) and same being the North corner of Tim C. Moeller and Leann Moeller 91.75 acre tract, of record in Volume 876, Page 294, Official Public Records of Atascosa County, Texas, for a corner of this tract;
- THENCE:** along with the centerline of said 50 foot wide road easement, the following courses and distances:
South 49 deg. 53 min. 26 sec. West, 2243.60 feet to a ½" iron pin found;
North 40 deg. 01 min. 34 sec. West, 306.45 feet to a ½" iron pin found;
South 49 deg. 52 min. 16 sec. West, at 2712.37 feet passing the Northeast line of County Road No. 413 and continuing into said county road, in all a total distance of 2732.37 feet to a 60D nail set, for the South corner of this tract;
- THENCE:** North 39 deg. 55 min. 54 sec. West, 7096.12 feet to a ½" iron pin set with cap, for the West corner of this tract;
- THENCE:** North 49 deg. 51 min. 45 sec. East, at 20.00 feet passing an old cut off fence post found and at 7616.6 feet passing the Southwest line of a lane known as Tordia Lane and continuing across said lane a total distance of 7649.18 feet to a metal fence post found, at the West corner of Sandra P. Trouart, 200 acre tract, of record in Volume 2092, Page 725, Official Public Records of Wilson County, Texas, for the North corner of this tract;

EXHIBIT A
(continued)

THENCE; along with the Northeast line of this tract, the following courses and distances:
 South 40 deg. 18 min. 48 sec. East, 1126.81 feet to a ½" iron pin set with cap;
 North 68 deg. 21 min. 42 sec. East, 132.33 feet to a ½" iron pin set with cap;
South 38 deg. 31 min 13 sec. East, 2663.12 feet to a wood fence post found;
 South 38 deg. 37 min. 31 sec. East, 1367.47 feet to a ½" iron pin set with cap;
 South 38 deg. 34 min. 46 sec. East, 2206.54 feet to the POINT OF BEGINNING containing 1289.25 acres of which approximately 3.3 acres lies within the occupied limits of County Road 413 and approximately 0.02 acres lies with the occupies limits of Tordia Lane.

FILED AND RECORDED

Instrument Number: 202500001728

Filing and Recording Date: 07/15/2025 11:46:29 AM Pages: 7 Recording Fee: \$45.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL RECORDS of Karnes County, Texas.



Jamie Leal

Jamie Leal, County Clerk
Karnes County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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