

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: June 28, 2024

Grantor: JAMES EHLERT AND ELIZABETH DAVIDSON

Trustee: JOHN W. CARLSON

Original Lender: SILVER CREEK VENTURES, LLC, a Texas limited liability company

Current Note Holder: CAWP LAND INVESTMENT, LLC, a Texas limited liability company

Recorded in: Instrument No. 2024-736 in the Official Public Records of Edwards County, Texas

Property: The surface estate only of all that certain tract or parcel of land, lying and being situated in the County of Edwards, State of Texas, being Tract 77, of Elk Camp Crossing Ranch, and being more particularly described in and subject to the exceptions stated in Exhibit "A" and made a part hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$105,135.00, executed by JAMES EHLERT AND ELIZABETH DAVIDSON ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, July 7, 2026

Time: 10:00 A.M. or within three hours thereafter

Place: Front steps of the Edwards County Courthouse - Southwest Entrance, 101 E. Main Street, Rocksprings, Texas 78880, or any such place so designated by the Edwards County Commissioners for the place for such sales

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

Substitute Trustee: FRANK WAYNE HARLOS, P.O. Box 681, Mathis, Texas 78368

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender has requested Substitute Trustee to sell the Property. 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 the Lender 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 the Lender. 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.

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.

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.


FRANK WAYNE HARLOS, Substitute Trustee

Exhibit "A"**PROPERTY DESCRIPTION**

The surface estate only of all that certain tract or parcel of land, lying and being situated in the County of Edwards, State of Texas, being Tract 77, of Elk Camp Crossing Ranch and being more particularly described in Exhibit A-1 attached hereto.

TRACT 77

LEGAL DESCRIPTION: Being 22.156 acres out of Section 91, Abstract 987, and Section 102, Abstract 2009, out of Block 14 of the G. C. & S. F. RR Co. Survey in Edwards County, Texas and being a portion of that certain 2201.560 acre tracts described in Volume 446, Page 627 of the Official Public Records of said Edwards County, Texas, being known as Tract 77; Said 22.156 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc (CTLS) in February 2023 & April 2024:

BEGINNING at a calculated point in the centerline of an access easement, in the south line of that certain Tract 89, surveyed this same day by CTLS, for the northwest corner of that certain Tract 76, surveyed the same day by CTLS, for the northeast corner hereof, and from which a ½" iron rod at a 3" pipe fence corner post found in the common corner of Sections 91, 92, 88 and 87, of said Block 14, bears South 62°36'18" East a distance of 5831.38 feet;

THENCE along the common line of said Tracts 76 and 77, the following two courses and distances:

1. SOUTH 13°48'25" EAST a distance of 30.07 feet to a set ½" iron rod with aluminum cap marked "76-77";
2. SOUTH 01°02'16" EAST a distance of 1614.97 feet to a ½" iron rod with aluminum cap marked "19-76-77" set in the north line of that certain Tract 19, surveyed this same day by CTLS, for the common corner of said Tracts 76 and 77, for the southeast corner hereof;

THENCE NORTH 89°21'19" WEST along the common line of said Tracts 19 and 77, a distance of 360.76 feet to a ½" iron rod with aluminum cap marked "19-75-77-78" set for the northwest corner of said Tract 19, the northeast corner of that certain Tract 75, surveyed this same day by CTLS, the southeast corner of that certain Tract 78, surveyed this same day by CTLS, for the southwest corner hereof;

THENCE along the northeast lines of said Tract 78, and that certain Tract 79, surveyed this same day by CTLS, and the west line of said Tract 77, the following four courses and distances:

1. NORTH 19°54'32" WEST a distance of 1008.69 feet to a set ½" iron rod with aluminum cap marked "77-78";
2. NORTH 21°24'19" WEST a distance of 275.88 feet to a set ½" iron rod with aluminum cap marked "77-78-79";
3. NORTH 22°25'20" WEST a distance of 227.46 feet to a ½" iron rod with aluminum cap marked "77-79" set in the south line of said access easement;
4. NORTH 03°12'46" WEST a distance of 30.14 feet to a point in the centerline of said access easement, in the south line of that certain Tract 88, surveyed this

same day by CTLS, for the northeast corner of said Tract 79, for the northwest corner hereof;

THENCE along the centerline of said access easement, the south lines of said Tracts 88 and 89, the north line of said Tract 77, the following three courses and distances:

1. NORTH 80°15'56" EAST a distance of 232.07 feet;
2. NORTH 76°08'23" EAST a distance of 529.83 feet;
3. NORTH 76°08'23" EAST a distance of 117.21 feet to the **POINT OF BEGINNING** containing 22.156 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques.



FILED FOR RECORD
At 8:32 O'clock AM

JUN 16 2026

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By: [Signature] Deputy