

Notice of Foreclosure Sale

November 4, 2025

Contract For Deed ("Contract"):

Dated: August 22, 2016

Purchaser: Jesus Torres, Jr. and Jeremy Mahon

Seller: Ranch Enterprises, Ltd.

Legal Description:: Tract 12 Fossil Creek Ranch, Edwards County, Texas.

Secures: Contract For Deed ("Contract") in the original principal amount of \$47,386.00, executed by Jesus Torres, Jr. and Jeremy Mahon ("Purchaser") and payable to the order of Seller

Foreclosure Sale:

Date: Tuesday, November 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale **will begin is 10:00 A.M.** and not later than three hours thereafter.

Place: Front steps of the Edwards County Courthouse Annex Building - Southwest Entrance, 101 E. Main Street, Rocksprings, Texas 78880

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 Ranch Enterprises, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Contract for Deed.

Default has occurred in the payment of the Note and in the performance of the obligations of the Contract for Deed. Because of that default, Ranch Enterprises, Ltd., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Contract for Deed may encumber both real and personal property. Formal notice is hereby given of Ranch Enterprises, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Contract for Deed in accordance with Ranch Enterprises, Ltd.'s rights and remedies under the Contract for Deed 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 Contract for Deed, and applicable Texas law.

If Ranch Enterprises, Ltd. 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 Contract for Deed and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Contract for Deed, 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 Contract for Deed. 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 Contract for Deed by Ranch Enterprises, Ltd.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

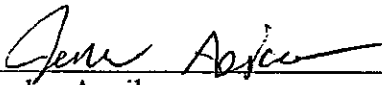
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Contract for Deed. Prospective bidders are advised to conduct an independent investigation of the nature and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

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.

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.

Signed this 3 day of October, 2025



Jordan Aguilera
Substitute Trustee



John W. Carlson
Attorney for Mortgagee
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474

 FILED FOR RECORD
At 2:15 O'clock PM

2025

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By:  Deputy

Notice of Foreclosure Sale

November 4, 2025

Deed of Trust ("Deed of Trust"):

Dated: July 19, 2021

Grantor: Brian Keith Moore and Walter Keith Mooreæ

Trustee: John W. Carlson

Lender: Buena Vista Properties, LLC (Transfer of Note and Lien to David A. Lehmann)

Recorded in: Clerk's File No. 2021-1523, Volume 415, Page 269, Official Public Records of Edwards County, Texas; Clerk's File No. 2021-2063, Volume 419, Page 624, Official Public Records of Edwards County, Texas

Legal Description: The surface estate only of all that certain tract or parcel of land, being Tract 1 (One), consisting of 61.91 acres of the Dove Creek Ranch Subdivision, a subdivision located in Edwards County, Texas, according to the Plat Records recorded in Volume 3, Page 200, and Volume 4, Page 1, Official Public Records of Edwards County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$181,420.16, executed by Brian Keith Moore and Walter Keith Moore ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is **10:00 A.M.** and not later than three hours thereafter.

Place: Front steps of the Edwards County Courthouse Annex - Southwest Entrance, 101 East Main, Rocksprings, Texas 78880

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

David A. Lehmann's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, David A. Lehmann, the owner and holder of the Note, 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 David A. Lehmann's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with David A. Lehmann'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 David A. Lehmann 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 David A. Lehmann. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

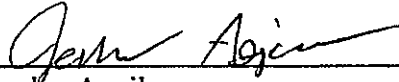
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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.

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Signed this 3 day of October, 2025



Jordan Aguilera
Substitute Trustee



John W. Carlson
Attorney for Mortgagee
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474



FILED FOR RECORD
At 2:15 O'clock PM

Oct 3 2025

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By:  Deputy

Notice of Foreclosure Sale

November 4, 2025

Deed of Trust ("Deed of Trust"):

Dated: January 28, 2022

Grantor: Brian Stake

Trustee: John W. Carlson

Lender: Triad Land Investments, Ltd.

Recorded in: Clerk's File No. 2022-551, Volume 424, Page 565, Official Public Records of Edwards County, Texas

Legal Description: Being the surface estate only of Tract No. 39 of the Oak Bend Ranch, consisting of 43.04 acres of land, more or less, lying and being situated in Edwards County, Texas, as set forth and shown the plat recorded in Volume 4, Page 10-13, Plat Records of Edwards County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$119,801.90, executed by Brian Stake ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Front steps of the Edwards County Courthouse Annex - Southwest Entrance, 101 E. Main, Rocksprings, Texas 78880.

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 Triad Land Investments, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Triad Land Investments, Ltd, the owner and holder of the Note, 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 Triad Land Investments, Ltd's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Triad Land Investments, Ltd'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 Triad Land Investments, Ltd 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 Triad Land Investments, Ltd.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

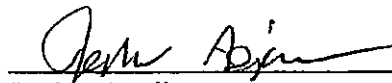
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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.

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Signed this 3 day of October, 2025.



Jordan Aguilera
Substitute Trustee



John W. Carlson
Attorney for Mortgagee
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474

 FILED FOR RECORD
At 2:15 O'clock P.M

OCT 3 2025

OLGA LYDIA REYES
COUNTY CLERK
By:  EDWARDS COUNTY, TEXAS
Deputy

Notice of Foreclosure Sale

November 4, 2025

Deed of Trust ("Deed of Trust"):

Dated: July 31, 2021

Grantor: Brian Keith Moore and Walter Keith Moore

Trustee: John W. Carlson

Lender: Buena Vista Properties, LLC (Transfer of Note and Lien to David A. Lehmann)

Recorded in: Clerk's File No. 2021-1521, Volume 415, Page 253, Official Public Records of Edwards County, Texas; Clerk's File No. 2021-2064, Volume 419, Page 628, Official Public Records of Edwards County, Texas

Legal Description: The surface estate only of all that certain tract or parcel of land, being Tract 2 (Two), consisting of 59.40 acres of the Dove Creek Ranch Subdivision, a subdivision located in Edwards County, Texas, according to the Plat Records recorded in Volume 3, Page 200, and Volume 4, Page 1, Official Public Records of Edwards County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$193,258.74, executed by Brian Keith Moore and Walter Keith Moore ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is **10:00 A.M.** and not later than three hours thereafter.

Place: Front steps of the Edwards County Courthouse Annex - Southwest Entrance, 101 East Main Street, Rocksprings, Texas 78880

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

David A. Lehmann's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, David A. Lehmann, the owner and holder of the Note, 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 David A. Lehmann's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with David A. Lehmann'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 David A. Lehmann 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 David A. Lehmann. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

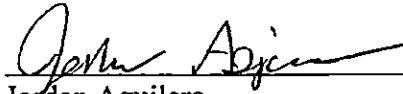
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Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the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

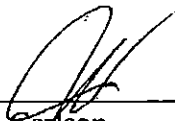
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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Signed this 3 day of October, 2025



Jordan Aguilera
Substitute Trustee



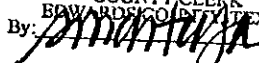
John W. Carlson
Attorney for Mortgagee
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474



FILED FOR RECORD

At 2:15 O'clock PM

OCT 3 2025

OLGA LYDIA REYES
COUNTY CLERK
BORDEN COUNTY, TEXAS
By:  Deputy

Notice of Foreclosure Sale

November 4, 2025

Deed of Trust ("Deed of Trust"):

Dated: February 2, 2022

Grantor: Brian Moore and Walter Moore

Trustee: John W. Carlson

Lender: David A. Lehmann

Recorded in: Clerk's File No. 2022-1486, Volume 432, Page 393, Official Public Records of Edwards County, Texas

Legal Description: The surface estate only of all that certain tract or parcel of land, being Tract Three (3), Dove Creek Ranch Subdivision, a subdivision located in Edwards County, Texas, according to the Plat Records recorded in Volume 3, Page 200, and Volume 4, Page 1, Official Public Records of Edwards County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$185,766.62, executed by Brian Moore and Walter Moore ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is **10:00 A.M.** and not later than three hours thereafter.

Place: Front steps of the Edwards County Courthouse Annex - Southwest Entrance, 101 Main Street, Rocksprings, Texas 78880

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 David A. Lehmann's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, David A. Lehmann, the owner and holder of the Note, 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 David A. Lehmann's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with David A. Lehmann'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 David A. Lehmann 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 David A. Lehmann. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

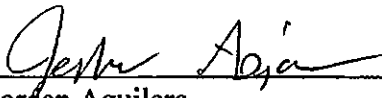
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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.

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Signed this 3 day of October, 2025



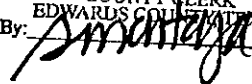
Jordan Aguilera
Substitute Trustee



John W. Carlson
Attorney for Mortgagee
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474

 FILED FOR RECORD
At 2:15 O'clock PM

001 10-03-2025

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By:  Deputy

Notice of Foreclosure Sale

November 4, 2025

Deed of Trust ("Deed of Trust"):

Dated: November 11, 2022

Grantor: Benjamin Thomas Lane

Trustee: John W. Carlson

Lender: High Lonesome Investments, LLC

Recorded in: Clerk's File No. 2022-1734, Volume 434, Page 411, Official Public Records of Edwards County, Texas

Legal 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 4 (63.08 acres) of Coconut Ranch Subdivision, a subdivision situated in Edwards County, Texas, recorded in Volume 4, Pages 26-29, Plat Records, Edwards, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$194,364.44, executed by Benjamin Thomas Lane ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is **10:00 A.M.** and not later than three hours thereafter.

Place: Front steps of the Edwards County Courthouse Annex - Southwest Entrance, 101 E. Main, Rocksprings, Texas 78880

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 High Lonesome Investments, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, High Lonesome Investments, LLC, the owner and holder of the Note, 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 High Lonesome Investments, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with High Lonesome Investments, LLC'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 High Lonesome Investments, LLC 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 High Lonesome Investments, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

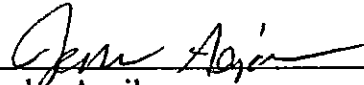
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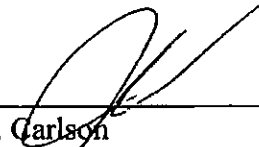
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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Signed this 3 day of October, 2025



Jordan Aguilera
Substitute Trustee



John W. Carlson
Attorney for Mortgagee
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474



FILED FOR RECORD

At 2:15 O'clock P.M

OCT 3 2025

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By:  Deputy

Notice of Foreclosure Sale

November 4, 2025

Deed of Trust ("Deed of Trust"):

Dated: May 2, 2022

Grantor: Horacio Torres, Rogelio Torres, Jesus D. Hinojosa, Orlando Espinoza Torres and Juan R. Espinoza

Trustee: John W. Carlson

Lender: Riverview Enterprises, Ltd., a Texas limited partnership

Recorded in: Clerk's File No. 2022-763, Volume 426, Page 428, Official Public Records of Edwards County, Texas

Legal Description: The surface estate of all that certain tract being all of Tract No. 60, consisting of 47.61 acres, of the Newby Hills Ranch North, a subdivision situated in Edwards County, Texas, recorded in Volume 4, Page 18, of Plat Records, Edwards County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$146,965.00, executed by Horacio Torres, Rogelio Torres, Jesus D. Hinojosa, Orlando Espinoza Torres and Juan R. Espinoza ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is **10:00 A.M.** and not later than three hours thereafter.

Place: Front steps of the Edwards County Courthouse Annex - Southwest Entrance, 101 E. Main, Rocksprings, Texas 78880.

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 Riverview Enterprises, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Riverview Enterprises, Ltd., the owner and holder of the Note, 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 Riverview Enterprises, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Riverview Enterprises, Ltd.'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 Riverview Enterprises, Ltd. 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 Riverview Enterprises, Ltd. 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.

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.

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.

Signed this 3 day of October, 2025



Jordan Aguilera
Substitute Trustee



John W. Carlson
Attorney for Mortgagee
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474



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COUNTY CLERK
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By:  Deputy

Notice of Foreclosure Sale

November 4, 2025

Contract For Deed ("Contract"):

Dated: February 1, 2021

Purchaser: Justin P. Torres, Raymond Torres Jr., Timothy R. Torres & Laura Torres

Seller: Buena Vista Properties, LLC (Assignment of Contract to David A. Lehmann)

Legal Description:: 38 Acres, Newby Ranch, Edwards County, Texas; and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

Secures: Contract For Deed in the original principal amount of \$159,180.00, executed by Justin P. Torres, Raymond Torres Jr., Timothy R. Torres & Laura Torres ("Purchaser") and payable to the order of Seller

Foreclosure Sale:

Date: Tuesday, November 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is **10:00 A.M.** and not later than three hours thereafter.

Place: Front steps located Edwards County Courthouse Annex Building - Southwest Entrance, 101 E. Main Street, Rocksprings, Texas 78880

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 David A. Lehmann's bid may be by credit against the indebtedness secured by the lien of the Contract for Deed.

Default has occurred in the payment of the Note and in the performance of the obligations of the Contract for Deed. Because of that default, David A. Lehmann, the owner and holder of the Contract, has requested Substitute Trustee to sell the Property.

The Contract for Deed may encumber both real and personal property. Formal notice is hereby given of David A. Lehmann's election to proceed against and sell both the real property and any personal property described in the Contract for Deed in accordance with David A. Lehmann's rights and remedies under the Contract for Deed 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 Contract for Deed, and applicable Texas law.

If David A. Lehmann 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 Contract for Deed and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Contract for Deed, 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 Contract for Deed. 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 Contract for Deed by David A. Lehmann. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

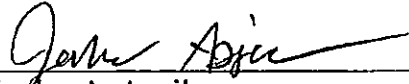
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Contract for Deed. Prospective bidders are advised to conduct an independent investigation of the nature and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

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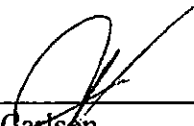
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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Signed this 3 day of October, 2025



Jordan A. Aguilera
Substitute Trustee



John W. Carlson
Attorney for Mortgagee
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474



**FIELD NOTE DESCRIPTION OF A 38.00 ACRE
OUT OF A 1,550.0 ACRE TRACT KNOWN AS "TRACT IV"
VOL. 403, PG. 74 EDWARDS COUNTY, TEXAS**

Being all of a certain tract or parcel of land containing 38.00 acres more or less out of that 1,550.0 acre tract known as Tract IV within portions of the G.C. & S.F. Ry. Co. Survey No. 21, Block F, Abstract No. 892, the J.W. Rolston Survey No. 22 (W 1/4 & SE 1/4), Block F, Abstract No. 1917, and the G.W. Sofge Survey No. 22 (NE 1/4), Block F, Abstract No. 2235, within Edwards County, Texas conveyed to David A. Lehmann by General Warranty Deed recorded in File No. Vol. 403, Pg. 74, Official Public Record, Edwards County, Texas; said 38.00 acre tract more particularly described by its metes and bounds as follows:

(NOTE: The following courses are based on a RTK/GNSS survey conducted on the ground October thru December 2020, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is written in parenthesis)

BEGINNING at a 5/8 inch diameter steel rod with plastic cap stamped "WES RPLS 5907" set firmly in the ground in a barbed wire fence in the west line of a 1,122.89 acre tract to JSK Marking, LLC according to the General Warranty Deed with Vendor's Lien recorded in Volume 341, Page 438, Official Public Records, Edwards County, Texas from which point a 1/2 inch diameter steel rod with plastic cap stamped "BUSHONG" found at the base of a fence corner post marking the southeast corner of a 1,550 acre tract known as "Tract IV" recorded in Volume 244, Page 547, Official Public Record, Edwards County, Texas bears S01°13'17"W, 2,076.74 feet more or less;

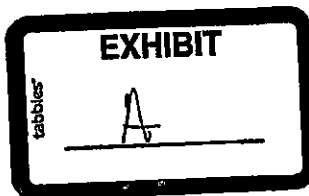
THENCE southerly, along the said described line with said barbed wire fence, S01°13'17"W (S00°31'W), 1,339.41 feet to a 5/8 inch diameter steel rod with plastic cap stamped "WES RPLS 5907" set firmly in the ground in the west line of said 1,122.89 acre tract for the southeast corner of the herein described tract;

THENCE westerly leaving said fence line and 1,122.89 acre tract over and across open pasture, S89°35'39"W, 1,333.99 feet to a 5/8 inch diameter steel rod with plastic cap stamped "WES RPLS 5907" set well below grade in the approximate centerline of an improved dirt road known as County Road 450 for the southeast corner of the herein described tract;

THENCE northeasterly along the approximate centerline of said County Road 450 the following courses each angle point being monumented with a 5/8 inch diameter steel rod with plastic cap stamped "WES RPLS 5907" set well below grade;

N09°36'54"W, 265.69 feet;
N05°31'56"W, 238.08 feet;
N02°34'53"W, 457.78 feet;
N00°46'02"W, 265.49 feet;
N12°20'24"E, 73.26 feet;
N28°36'20"E, 123.53 feet and,

THENCE continuing along the approximate centerline of said County Road 450, N44°41'54"E, 127.09 feet, marking the northwestern corner of the herein described tract;



THENCE more or less easterly leaving said County Road 450 along the approximate centerline of a dry creek bed the following courses each angle point being monumented with a 5/8 inch diameter steel rod with plastic cap stamped "WES RPLS 5907" set firmly in the ground;

S28°15'45"E, 262.30 feet;
 S40°49'17"E, 279.43 feet;
 S81°31'20"E, 320.72 feet;
 N61°47'02"E, 373.56 feet and,

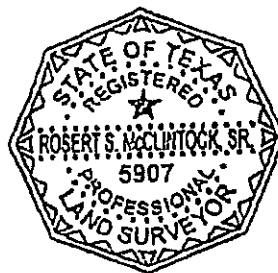
THENCE N68°34'26"E, 360.69 feet to the POINT of BEGINNING the whole of which contains 38.00 acres more or less.

Based upon a survey conducted on the ground
 Under my direction and supervision October thru December 2020.

A handwritten signature in black ink, appearing to read "R. Scott McClintock, Sr."

Dated: 02/03/2021

R. Scott McClintock, Sr.
 Registered Professional Land Surveyor
 State of Texas
 Registration No. 5907



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OCT 3 2025

OLGA LYDIA REYES
 COUNTY CLERK
 EDWARDS COUNTY, TEXAS
 By: Deputy



FILED FOR RECORD
 At 4:24 O'clock P M

NOV 16 2021

OLGA LYDIA REYES
 COUNTY CLERK
 EDWARDS COUNTY, TEXAS
 By: Deputy

Newby Ranch
 Field Notes of a 38.00-acre tract

Page 2 of 2

Notice of Foreclosure Sale

November 4, 2025

Deed of Trust ("Deed of Trust"):

Dated: July 27, 2023

Grantor: Dawn Hubert

Trustee: Robert J. Parmley

Lender: Ranch Enterprises, Ltd.

Recorded in: Clerk's File No. 2023-1346, Volume 446, Page 134, Official Public Records of Edwards County, Texas

Legal Description: The surface estate only of all that certain tract or parcel of land, being all of Tract 25 (Twenty-Five), of Indian Gap Ranch, a subdivision filed of record in Volume 3, Page 58, 59, and 60, of the Plat Records of Edwards County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$186,891.56, executed by Dawn Hubert ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale **will begin is 10:00 A.M.** and not later than three hours thereafter.

Place: Front steps of the Edwards County Courthouse Annex Building - Southwest Entrance, 101 E. Main, Rocksprings, Texas 78880

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 Ranch Enterprises, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Ranch Enterprises, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Ranch Enterprises, Ltd.'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 Ranch Enterprises, Ltd. 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 Ranch Enterprises, Ltd.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

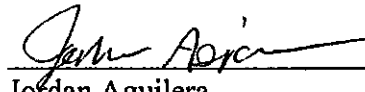
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Jordan Aguilera
Substitute Trustee

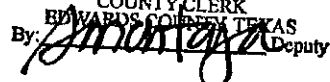


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