

**Notice of Foreclosure Sale**

May 6, 2025

FILED FOR RECORD  
at 11:14 o'clock A.M.

APR 15 2025

Ricardo Alvarado  
COUNTY & DISTRICT CLERK, KINNEY CO.  
Deputy

Deed of Trust ("Deed of Trust"):

Dated: March 1, 2024

Grantor: Percy Robinson

Trustee: Robert J. Parmley

Lender: Ranch Enterprises, Ltd., a Texas Limited Liability Company

Recorded in: Clerk's File No.0000078628, Official Public Records of Kinney County, Texas

Legal Description: The surface estate only of all that certain tract or parcel of land, consisting of 21.96 acres of land, more or less, hereinafter called Tract 74 (Seventy-Four), in Leona Ranch, an unplatted subdivision in Kinney County, Texas, said 21.96 acres being described in a Deed to Ranch Enterprises, Ltd. found of record in Volume 172, Page 1 of the Official Public Records of Kinney County, Texas, said 21.96 acres being further described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all purposes. For the same consideration expressed above, there is also conveyed to Grantee, Grantee's heirs and assigns, a nonexclusive right of way for the purposes of ingress and egress between Ranch Road No. 674, along Leone Ranch Road to the tract of land herein conveyed, and such other uses, including but not limited to the construction of utility lines, which are consistent with the use of a right of way easement, at all times in common with, but not limited to, the Grantor, Grantor's successors and assigns, and the landowners of the Leone Ranch, their heirs, executors, administrators, successors, and assigns. This right of way easement is more particularly described as follows:

1. Road Easements as conveyed and/or reserved in Volume A-44, Page 47, A-74, Page 140, Deed Records of Kinney County, Texas, and Volume A-150, Page 161, and Volume 171, Page 694-797, Official Public Records of Kinney County, Texas; and,
2. Easement Agreement for Access and Utilities dated May 30, 2008, granted to John Gilmore and all lot owners of Leone Ranch whose property borders on, or is included within the Easement Property,

recorded in Volume 171, Page 587-693, Official Public Records of Kinney County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$38,594.70 executed by Percey Robinson ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 6, 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 1:00 P.M.** and not later than three hours thereafter.

Place: Front steps of the Kinney County Courthouse, 501 S Ann Street, Brackettville, Texas 78832.

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.

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, Ranch 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 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.

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.

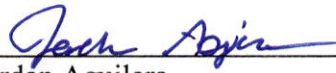
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

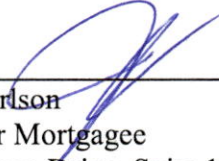
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

[Reminder of page intentionally left blank - signatures on following page]

Signed this 8 day of April, 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

STATE OF TEXAS

COUNTY OF KINNEY

Lot 74

FIELD NOTES DESCRIPTION OF A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 21.96 ACRES OF LAND, MORE OR LESS, HEREINAFTER CALLED LOT 74, IN "LEONA RANCH", AN UNPLATTED SUBDIVISION IN KINNEY COUNTY, TEXAS, SAID 21.96 ACRES BEING PORTIONS OF THAT LAND CALLED "TRACT 74" AND "TRACT 75" OF SAID "LEONA RANCH" AND DESCRIBED IN A DEED TO RANCH ENTERPRISES, LTD. FOUND OF RECORD IN VOLUME 172, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF KINNEY COUNTY, TEXAS, SAID LOT 74 BEING OUT OF T.C. R.R. CO. SURVEY NO. 707, ABSTRACT NO. 995, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(Note: Differing record calls are shown in parenthesis.)

BEGINNING at a set ½" diameter iron stake with a cap marked "4394" for an angle along the centerline of a 50-foot wide private road easement called "Road 15" and described in an Easement recorded in Volume 171, Page 587 of the Official Public Records of Kinney County, Texas, for the northeast corner of "Tract 88, Leona Ranch" described in said Volume 172, Page 1, for the southeast corner of "Tract 73, Leona Ranch" described in said Volume 172, Page 1, and for an angle along the west boundary of said "Tract 74, Leona Ranch" and of this herein described tract, and from which a found rock mound for the southwest corner of G.H. & H. R.R. Co. Survey No. 24, Abstract No. 197 bears S20°05'00"W a distance of 7674.12 feet;

THENCE along the centerline of said Road 15, along the east boundary of said Tract 73, being the west boundary of said Tract 74 and of this herein described tract, with the following three (3) calls;

- 1) N53°47'13"W (N53°44'05"W) a distance of 74.65 feet (74.66 feet) to a set 60-D nail for an angle point;
- 2) N27°42'04"W (N27°38'56"W) a distance of 259.26 feet (259.30 feet) to a set 60-D nail for angle point;
- 3) N5°41'05"W (N5°37'57"W) a distance of 454.43 feet (454.51 feet) to a set ½" diameter iron stake with a cap marked "4394" for the southwest corner of the north remainder of said Tract 74, and for the northwest corner of this herein described tract;

THENCE S81°05'43"E away from said Road 15, upon and across said Tract 74 along the north line of this herein described tract, passing the southeast line of said Tract 74, the northwest line of said Tract 75, and continuing upon and across said Tract 75, a distance of 1556.41 feet to a set ½" diameter iron stake with a cap marked "4394" for the northwest corner of 18.95 acres called "Lot 76-A" and described in field notes prepared by the undersigned dated May 12, 2009, said Lot 76-A being portions of Tract 75 and Tract 76 of "Leona Ranch" described in said Volume 172, Page 1, for an angle along the north boundary of said Tract 75, for an angle along the south boundary of "Tract 61, Leona Ranch" described in said Volume 172, Page 1, for the northeast corner of this herein described tract and from which a found ½" diameter iron stake for the east corner of said Tract 74, being a north corner of said Tract 75 bears N67°50'30"W, 270.78 feet;

THENCE S32°00'45"E upon and across said Tract 75, along a west line of said Lot 76-A, being an east line of this herein described tract,

EXHIBIT "A"




a distance of 286.95 feet to a set 1/2" diameter iron stake with a cap marked "4394" for the northeast corner of the remainder of said Tract 75, and for the southeast corner of this herein described tract;

THENCE S69°15'51"W upon and across said Tract 75, a south line of this herein described tract, passing said northwest line of Tract 75, the southeast line of said Tract 74, and continuing upon and across said Tract 74, a distance of 1266.75 feet to a set 1/2" diameter iron stake with a cap marked "4394" for an angle along the centerline of said Road 15, an angle along the east boundary of said Tract 88, an angle along the west boundary of said Tract 74, for the northwest corner of the south 0.63 acre remainder of said Tract 74, and for the southwest corner of this herein described tract;

THENCE along the centerline of said Road 15, along the east boundary of said Tract 88, being the west boundary of said Tract 74 and of this herein described tract, with the following two (2) calls;

- 1) N60°47'15"W (N60°44'07"W) a distance of 235.23 feet (235.27 feet) to a set 60-D nail for an angle point;
- 2) N38°46'55"W (N38°43'47"W) a distance of 118.14 feet (118.16 feet) to the POINT OF BEGINNING, containing 21.96 acres of land, more or less, within these metes and bounds.

I, Rodney W. Little, do hereby certify that the foregoing field notes description was prepared from an actual survey made on the ground under my supervision and direction and that the same are true and correct. BASIS OF BEARINGS derived from true North observations using G.P.S. (Trimble 5700) R.T.K. System on June 5, 2008.

  
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RODNEY W. LITTLE  
Registered Professional Land Surveyor No. 4394  
Dated this the 14<sup>th</sup> day of August, 2009.

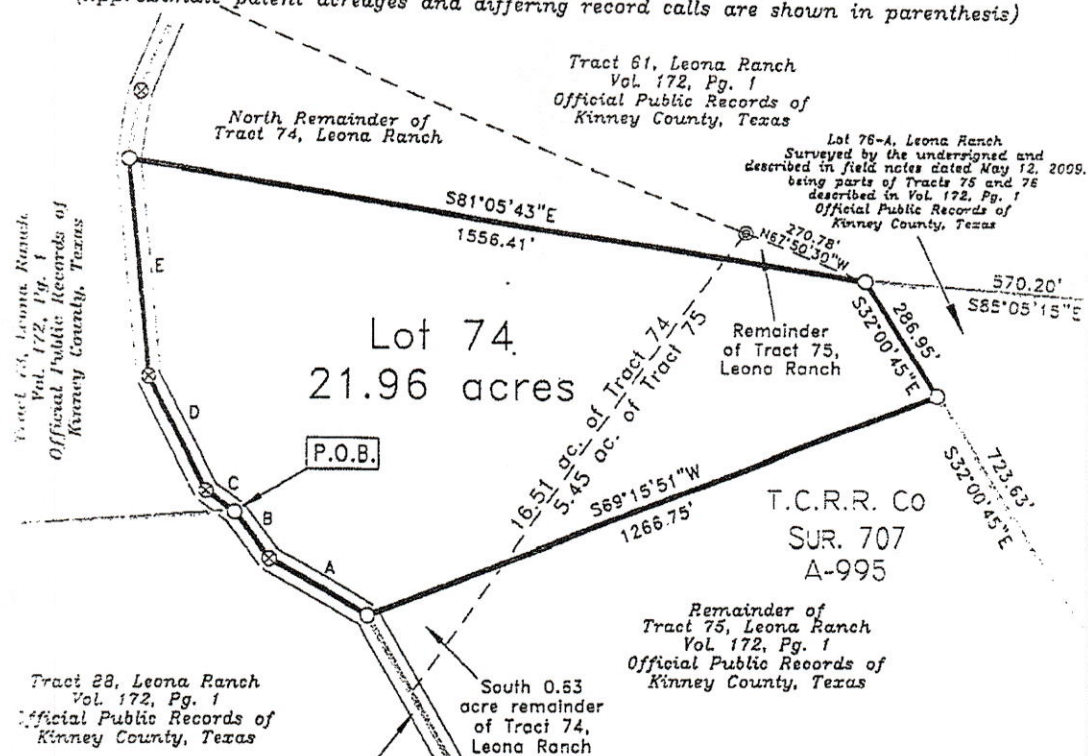
Land Surveying & Mapping  
P.O. Box 1593  
Medina, Texas 78055  
830-589-2982



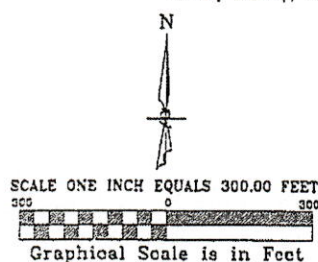
EXHIBIT "A"

Plat of survey showing 21.96 acres of land, more or less, in Kinney County, Texas, being portions of that land called "Tract 74" and "Tract 75" of "Leona Ranch", an unplatted subdivision in Kinney County, Texas, said Tracts 74 and 75 being described in a deed to Ranch Enterprises, Ltd. found record in Volume 172, Page 1 of the Official Public Records of Kinney County, Texas.

(Approximate patent acreages and differing record calls are shown in parenthesis)



Called "Rood 15"  
in Easement recorded in  
Vol. 171, Page 587  
Official Public Records of  
Kinney County, Texas



### LEGEND

- Set 1/2" diameter iron stake with a cap marked "4394"
- ⊗ Set 60-D nail
- ⊙ Found 1/2" diameter iron stake
- Original Tract Boundaries as described in Vol. 172, Pg. 1

NOTES:  
Roads shown hereon are fifty (50) feet in width.  
Twenty-five (25) feet either side of centerline.

A survey was made to reestablish Patent Survey Lines or corners. The Survey Lines shown hereon are approximate.

A field notes description accompanies this plat.

### AND SUBJECT TO:

Land subject to all matters pertaining to easements, reservations, and other matters found of record in Volume 172, Page 1 Official Public Records of Kinney County, Texas.

EXHIBIT "A"

RODNEY W. LITTLE ~ LAND SURVEYING & MAPPING ~ P.O. BOX 1593 ~ MEDINA, TEXAS 78055 ~ 830-589-2962

(Original record calls shown in parenthesis.)

A	N60°47'15"W 235.23'	(N60°44'07"W 235.27')
B	N38°46'55"W 118.14'	(N38°43'47"W 118.16')
C	N53°47'13"W 74.65'	(N53°44'05"W 74.66')
D	N27°42'04"W 259.26'	(N27°38'56"W 259.30')
E	N5°41'05"W 454.43'	(N5°37'57"W 454.51')

BASIS OF BEARINGS was derived from True North observations using G.P.S. (Trimble 5700) R.T.K. system on June 5, 2008.

I, Rodney W. Little, do hereby certify that this is an accurate representation of a survey made on the ground, under my supervision and direction, and that there are no visible or apparent encroachments or encroachments known to me except as shown and platted hereon.



RODNEY W. LITTLE

Registered Professional Land Surveyor No. 4394

Dated this the 14th day of August, 2009.