

NOTICE OF FORECLOSURE SALE

10395 CR 454 BROWNWOOD, TX 76801

Deed of Trust ("Deed of Trust"):

Dated: July 11, 2025

Grantor: The Retreat at CK7, LLC

Trustee: Hayden J. Wise

Lender: Donald Kitchen, Jr.

Recorded in: Instrument Number 2504136, Official Public Records of Brown County, Texas

Legal Description: 2.25 acre tract of land out of and part of the B.B.B. & C.R.R. Co. Survey No. 641, Abstract No. 97, Brown County, Texas. Said Tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$640,000.00, executed by The Retreat at CK7, LLC ("Borrower") and payable to the order of Lender.

Property: The real property and improvements described in and mortgaged in the Deed of Trust, including the real property described herein and all rights and appurtenances thereto.

Substitute Trustee: Christopher D. Brown

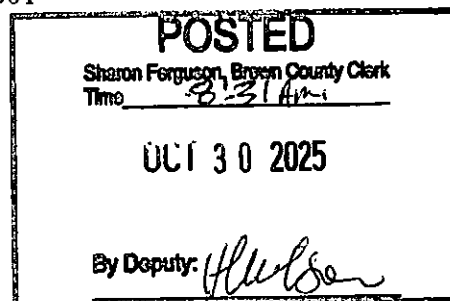
Foreclosure Sale:

Date: Tuesday, December 2, 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 and not later than three hours thereafter.

Place: Front steps of the Brown County Courthouse located at 200 South Broadway, Brownwood, Brown County, Texas.

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 Donald Kitchen, Jr.'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, Donald Kitchen, Jr., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Donald Kitchen, Jr. election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Donald Kitchen, Jr.'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

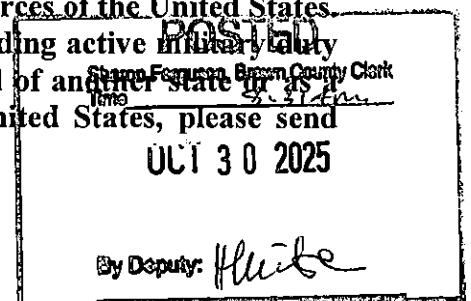
If Donald Kitchen, Jr. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Donald Kitchen, Jr. 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.

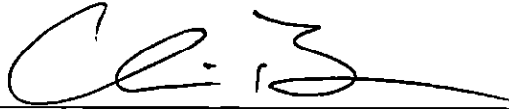
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Christopher D. Brown
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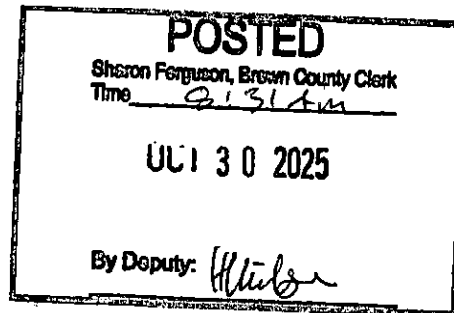


EXHIBIT "A"

Field notes of a survey of a 2.25 acre tract of land out of and part of the B.B.B. & C. RR. Co. Survey No. 641, Abstract No. 97, Brown County, Texas, said 2.25 acres being out of and part of those tracts of land described as Tract Nos. 1 & 2 in a deed to Donald Kitchen, Jr. recorded in Instrument No. 2400684, Official Public Records, Brown County, Texas, and being further described by metes and bounds as follows:

Beginning at a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Kitchen tract and a tract of land described in a deed to Randy S. Blanton recorded in Vol. 1498, Pg. 844, Real Property Records, Brown County, Texas, for a common corner between this described tract and a 15.08 acre tract surveyed this same date, for the Northwest corner of this described tract; from which a 3/8" rebar rod with a survey cap stamped Polaski 2276 (control monument) found for a common corner between said Kitchen tract and said Blanton tract bears N 16°11'31" E, 667.43 feet;

Thence S 83°13'28" E, 217.78 feet over and across said Survey No. 641 and said Kitchen tract along the common line between this described tract and said 15.08 acre tract to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between this described tract and said 15.08 acre tract, for the Northeast corner of this described tract;

Thence S 10°02'19" E, 234.72 feet over and across said Survey No. 641 and said Kitchen tracts along the common line between this described tract and said 15.08 acre tract to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the occupied Northwest corner of County Road No. 454 for a common corner between said Kitchen tracts, said point also being a common corner between this described tract and said 15.08 acre tract, for an angle corner of this described tract;

Thence S 17°27'01" W, 50.05 feet over and across said Survey No. 641 along the common line between said Kitchen tract and the occupied West line of said County Road No. 454 to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the North line of a tract of land described in a deed to Dan A. Connally et. ux. recorded in Vol. 987, Pg. 878, of said Real Property Records, for a common corner between said Kitchen tract and said County Road No. 454, for an angle corner of this described tract;

Thence N 88°06'28" W, 45.14 feet over and across said Survey No. 641 along the common line between said Kitchen tract and said Connally tract to a 3/8" rebar rod with a survey cap stamped Polaski 2276 (control monument) found for a common corner between said Kitchen tract and said Connally tract, for an angle corner of this described tract;

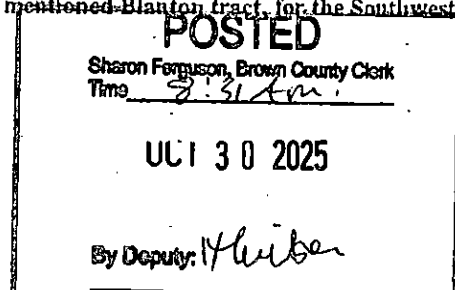
Thence S 13°42'58" W, 200.10 feet over and across said Survey No. 641 along the common line between said Kitchen tract and said Connally tract to a 3/8" rebar rod with a survey cap stamped Polaski 2276 (control monument) found in the 1425' contour line of Lake Brownwood, Texas, for a common corner between said Kitchen tract and said Connally tract, for the Southeast corner of this described tract;

Thence over and across said Survey No. 641 along the common line between said Kitchen tract and the 1425' contour line of said Lake Brownwood the following courses and distances:

Thence N 28°20'41" W, 197.28 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for an angle corner of said Kitchen tract and this described tract;

Thence S 87°56'18" W, 71.93 feet to a 3/8" rebar rod with a survey cap stamped Polaski 2276 (control monument) found for an angle corner of said Kitchen tract and this described tract;

Thence N 45°19'01" W, 86.15 feet to a 3/8" rebar rod with a survey cap stamped Polaski 2276 (control monument) found for a common corner between said Kitchen tract and previously mentioned Blanton tract, for the Southwest



corner of this described tract;

Thence N 16°11'31" E over and across said Survey No. 641 along the common line between said Kitchen tracts and said Blanton tract at 245.12 feet passing a 3/8" rebar rod with a survey cap stamped Polaski 2276 (control monument) found for a common corner between said Kitchen tracts; thence continuing along the same course for a total distance of 276.84 feet to the place of beginning and containing 2.25 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

