

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

1. Property to Be Sold. The property to be sold is described as follows:
The real property and improvements located in Medina County, Texas, being more particularly described on Schedule 1 attached hereto and incorporated herein for all purposes.
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated June 6, 2022, recorded under Document No. 2022006101, Official Public Records of Medina County, Texas (the "Deed of Trust").
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: March 3, 2026

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: The east side of the Medina County Courthouse Annex, near the front entrance designated as the location for all foreclosure sales, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 that they remain in force and effect and have not been subordinated to the Deed of Trust. The 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 urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or any appointed substitute trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without 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 Properties.

Pursuant to section 51.0075 of the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **AMK Properties, LLC.**

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Promissory Note in the original principal amount of \$16,192,500.00, executed by Makhani Properties, LLC and Amigos Houston Properties, LLC and payable to the order of Security State Bank & Trust; (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness of Makhani Properties, LLC and Amigos Houston Properties, LLC to Security State Bank & Trust. Security State Bank & Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Security State Bank & Trust, Attn: Michael Smith, P.O. Box 840, Blanco, Texas 78606 (street address: 1000 S. Hwy 281, Blanco, Texas 78606).

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the beneficiary has requested the substitute trustee to conduct the sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 OF THE SENDER OF THIS NOTICE IMMEDIATELY.**

Date: Feb. 2, 2026.

R. L. B.
Robert L. Barrows, Substitute Trustee
745 E. Mulberry, Suite 700
San Antonio, Texas 78212
Telephone: 210-736-6600

SCHEDULE 1
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property

BEING 2.029 acres, more or less, a composite of two tracts of land out of the Joseph Brothag Survey No. 16, Abstract 70, in Medina County, Texas, being the same tract conveyed to AMK Properties, LLC by deed recorded in Document No. 2019004167, Official Records of Medina County, Texas, and being more particularly described in Exhibit "A" attached hereto.

THE STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: AMK Properties

EXHIBIT

A

FIELD NOTES TO DESCRIBE

A survey of 2.120 acres of land situated about 21 miles S 38°35' E of Hondo, just South of the Southeast Corporate Limits of the City of Devine, in Medina County, Texas, out of Survey No. 16, Abstract No. 70, Joseph Brothig, original Grantor, being that same property called 2.12 acres of land described in a Deed to H. Doak Neal and H. D. Neal from Arrow Enterprises, Inc., dated December 29, 1986, as recorded in Volume 49 on Page 594 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING: At a broken 4" x 4" concrete R.O.W. marker found at the West end of a cutback line connecting the Southeast R.O.W. line of Interstate Highway 35 and the Southwest R.O.W. line of State Highway 173 for the Northwest corner of this survey;
- THENCE: Along said cutback line, S 84-47-13 E 124.49 feet to a TxDot R.O.W. disk found at the East end of said cutback line for the Northeast corner of this survey;
- THENCE: Along the Southeast R.O.W. line of said State Highway 173, S 35-24-42 E 199.71 feet to a 5/8" iron pin set for the easternmost North corner of that certain 56.355 acres of land described in a Deed to Wilber-Ellis Company from Donald R. Schroeter and Mary M. Davis, Trustees, dated August 4, 1988, as recorded in Volume 67 on Page 336 of the aforementioned Official Public Records, and the East corner of this survey;
- THENCE: Along the lower Northwest line of said 56.355 acres of land, S 54-50-56 W at 127.68 feet past a chainlink corner post, continuing generally along said fence a total distance of 347.63 feet to a 1/4" iron pin found for an interior corner of said 56.355 acres of land and the South corner of this survey;
- THENCE: Along the lower Northeast line of said 56.355 acres of land, N 45-59-03 W 227.42 feet to a bent 5/8" iron pin found on the Southeast R.O.W. line of said Interstate Highway 35 for the westernmost North corner of said 56.355 acres of land and the West corner of this survey;
- THENCE: Along the Southeast R.O.W. line of said State Highway 35, N 43-54-50 E 300.26 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 25 day of August, 2014.

Charles W. Rothe
Registered Professional Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8160





VG-42-2026-26-000019

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000019

Foreclosure Posting

Recorded On: February 06, 2026 01:57 PM.

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000019

Receipt Number: 20260206000054

Recorded Date/Time: February 06, 2026 01:57 PM

User: Jaylen P

Station: cccash2

Record and Return To:

LANGLEY & BANACK INCORPORATED



STATE OF TEXAS

Medina County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Medina County, Texas**

Gina Champion
Medina County Clerk
Medina County, TX