

### **NOTICE OF FORECLOSURE SALE**

STATE OF TEXAS       §

§

COUNTY OF BEXAR     §

KNOW ALL MEN BY THESE PRESENTS:

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described as follows:

***SEE EXHIBIT "A" ATTACHED***

2. Date, Time and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date:           June 3, 2025

Time:           The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place:           At the place designated by the Medina County Commissioner's Court for foreclosure sales in Medina County, Texas at the Medina County Courthouse in Hondo, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted in 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 cash on the day the property is sold.

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. 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 in "as is, where is" condition, without any 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 property.

Pursuant to section 51.0075 of the Texas Property Code, the 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.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated May 17, 2017, executed by Unison Drilling, Inc., and Anthony J. Mello a/k/a Anthony Mello and Annie L. Mello a/k/a Annie Mello, husband and wife, as Grantor to Mike Wilson, Trustee,

filed of record as Document No. 2017003696 of the Official Public Records of Medina County, Texas (the "Deed of Trust").

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (the "Obligation"), including but not limited to that one certain Promissory Note dated May 17, 2017 in the original principal amount of \$249,000.00 executed by Unison Drilling, Inc., and Anthony J. Mello a/k/a Anthony Mello and Annie L. Mello a/k/a Annie Mello, husband and wife, as Maker in favor of Security State Bank, as Payee ("the Note"). Security State Bank is the current owner and holder of the Obligation and is the Beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale, the Beneficiary may appoint another person or trustee to conduct the sale.

**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 ANY OTHER STATE, OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

DATED: May 12, 2025



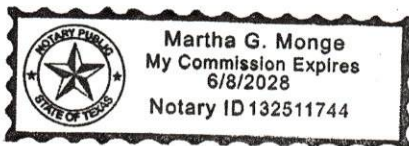
MICHAEL FLUME, Substitute Trustee  
10127 Morocco Street, Suite 137  
San Antonio, TX 78216  
(210) 828-5641  
[mflume@flumelaw.net](mailto:mflume@flumelaw.net)


STATE OF TEXAS

COUNTY OF BEXAR

§

This instrument was acknowledged before me on the 12<sup>th</sup> day of May 2025 by  
Michael Flume, Substitute Trustee.



  
Notary Public in and for the State of Texas



## EXHIBIT "A"

Tract 6: 4.269 acre tract of land, more or less, situated in Medina County, Texas, out of Jacob Scherrer Survey 39, being out of and a part of Lot 31, Block 32 of the San Antonio Trust Subdivision according to plat recorded in Volume 2, Page 2 of the Plat Records of Medina County, Texas, also being the same tract of land called 4.5 acre and described in deed recorded in Volume 793, Page 411 of the Official Public Records of Medina County, Texas and being more particularly described in Exhibit "F" attached to Deed of Trust, Security Agreement – Financing Statement recorded under Clerk's File No. 2017003696, Official Public Records of Medina County, Texas.

Tract 7: 11.58 Acre Tract of land, more or less, out of the J. Brothag Survey No. 16, Abstract 70, Medina County, Texas, also out of a 18.890 Acre Tract as recorded in Volume 332, Page 817, Deed Records of Medina County, Texas, and being more particularly described by metes and bounds in Exhibit "G" attached to Deed of Trust, Security Agreement – Financing Statement recorded under Clerk's File No. 2017003696, Official Public Records of Medina County, Texas.

Tract 8: 18.890 Acre Tract of land, more or less, out of the J. Brothag Survey No. 16, Abstract 70, Medina County, Texas, and being more particularly described by metes and bounds in Exhibit "H" attached to Deed of Trust, Security Agreement – Financing Statement recorded under Clerk's File No. 2017003696, Official Public Records of Medina County, Texas.

Tract 9: 0.053 Acre Tract of land, more or less, out of the J. Brothag Survey No. 16, Abstract 70, Medina County, Texas, and being more particularly described by metes and bounds in Exhibit "I" attached to Deed of Trust, Security Agreement – Financing Statement recorded under Clerk's File No. 2017003696, Official Public Records of Medina County, Texas.

Together with all personal property, leasehold interests and other rights, titles and interests described in the Lien Documents.

Tract 1:

11.17 Acres, more or less, of Lot 31-A, Block 32, of the San Antonio Trust Subdivision of Lands in Medina County, Texas, as recorded in Volume (V.) 2, Page (P.) 2, "Sheet S", of the Plat Records of Medina County, Texas, and being out of the Jac. Scherrer Survey #39, said tract being further recorded in V. 112, P. 184, of the Deed Records of Medina County, Texas, as the North 11.9 acres of Lot 31-A, Block 32, of the San Antonio Trust Subdivision of Lands, in Medina County, Texas, and being located on the east side of St. P.M. 3176 (formerly Lower Devine-Bigfoot Road), about 1.2 miles south of I.I. 35 south of Devine, Texas, said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Tract 2:

9.82 acres of land, more or less, out of Survey No. 39, Jacob Scherrer, Abstract No. 884, Medina County, Texas, and being more fully described by metes and bounds as a 19.82 acre tract SAVE AND EXCEPT a 10.00 acre tract in Exhibit "B" attached hereto.

Tract 3:

1.000 acre tract of land situated in Medina County, Texas, out of the Jacob Scherrer Survey 39, Abstract 884 and being out of and a part of a 19.45 acre tract of land described in deed recorded in Volume 278, Page 1112 of the Official Public Records of Medina County, Texas, also being the same tract of land described in deed recorded in Volume 716, Page 54 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds in Exhibit "C" attached hereto.

Tract 4:

2.007 acre tract of land situated in Medina County, Texas, out of the Jacob Scherrer Survey 39, Abstract 884 and being out of and a part of a 19.45 acre tract of land described in deed recorded in Volume 278, Page 1112 of the Official Public Records of Medina County, Texas, also being the same tract of land described as Exhibit A in deed recorded in Doc. #2013005360 and being more particularly described by metes and bounds in Exhibit "D" attached hereto.

Tract 5:

5.728 acre tract of land situated in Medina County, Texas, out of the Jacob Scherrer Survey 39, Abstract 884 and being out of and a part of a 19.45 acre tract of land described in deed recorded in Volume 278, Page 1112 of the Official Public Records of Medina County, Texas, also being the same tract of land described as Exhibit B in deed recorded in Doc. #2013005360 and being more particularly described by metes and bounds in Exhibit "E" attached hereto.

Tract 6:

4.269 acre tract of land, more or less, situated in Medina County, Texas, out of Jacob Scherrer Survey 39, being out of and a part of Lot 31, Block 32 of the San Antonio Trust Subdivision according to plat recorded in Volume 2, Page 2 of the Plat Records of Medina County, Texas, also being the same tract of land called 4.5 acre and described in deed recorded in Volume 793, Page 411 of the Official Public Records of Medina County, Texas and being more particularly described in Exhibit "F" attached hereto.

**Tract 7:**

**44.58 Acre Tract of land, more or less, out of the J. Brothag Survey No. 16, Abstract 70, Medina County, Texas, also out of a 18,890 Acre Tract as recorded in Volume 332, Page 817, Deed Records of Medina County, Texas, and being more particularly described by metes and bounds in Exhibit "G" attached hereto.**

**Tract 8:**

**18,890 Acre Tract of land, more or less, out of the J. Brothag Survey No. 16, Abstract 70, Medina County, Texas, and being more particularly described by metes and bounds in Exhibit "H" attached hereto.**

**Tract 9:**

**0.053 Acre Tract of land, more or less, out of the J. Brothag Survey No. 16, Abstract 70, Medina County, Texas, and being more particularly described by metes and bounds in Exhibit "I" attached hereto.**



The north 11.17 acres of Lot 31-A, Block 32, of the San Antonio Trust Subdivision of Lands in Medina County, Texas, as recorded in Volume 2, Page 2, "Sheet S", of the Plat Records of Medina County, Texas, and being out of the Jac. Scherer Survey No. 39; said tract being further recorded in Volume 112, Page 184 of the Deed Records of Medina County, Texas as the north 11.9 acres of Lot 31-A, Block 32, of the San Antonio Trust Subdivision of Lands in Medina County, Texas, and being located on the east side of St. F.M. 3176 (formerly Lower Devine-Bigfoot Road), about 1.2 miles south of L.H. 35, south of Devine, Texas; said tract being more particularly described as follows:

**BEGINNING:** At a 5/8" steel rod set in the east right-of-way line (ROW) of St. F.M. 3176 in a barbed wire fence line, about 1.6 feet south of a "three-way" wooden fence corner post; said steel rod, bearing N 04° 51' 09" E, 587.9 feet, from the southwest corner of Lot 31-A, located at the intersection of the centerline of CR 7715 (formerly Road 150 1/2) and the east ROW of F.M. 3176; said steel rod marking the common northwest corner of a 4.65 acre tract, owned by Richard Joe Gallegos, and recorded in Volume 319, Page 684, Medina County Deed Records, and the southwest corner of this tract;

**THENCE:** N 04° 51' 00" E, 666.500 along the east ROW of F.M. 3176, and general direction of a barbed wire fence, to a 5/8" steel rod set slightly east (inside) of a "three-way" fence corner post, for the common northwest corner of this tract, the northwest corner of Lot 31-A, the southwest corner of Lot 27-A, and the southwest corner of a 5 acre tract of land, out of Lot 27-A, owned by Jesse L. Yantis, and recorded in Volume 204, Page 492, Medina County Deed Records (plat bearings N 04° 51' 06" E, no distance given);

**THENCE:** East, 705.800 feet, along the general direction of a barbed wire fence, and along the common south property line (PL) of Lot 27-A & the 5 acre tract and north PL of Lot 31-A & this tract, to a 5/8" steel rod set, about 3 feet west of a wooden fence corner post, for a common corner of a 26.40 acre tract, belonging to Jesse L. Yantis and recorded in Volume 161, Page 265, Medina County Deed Records, and the northeast corner of this tract (plat identical);

**THENCE:** S 00° 07' 54" W, 663.470 along the general direction, but several feet west (inside) of the barbed wire fence, and along the common west PL of Lot 32-A & the 26.40 acre tract, and east PL of Lot 31-A & this tract, to a 4"X4" wooden marker found in a barbed wire fence line, for the southeast corner of this tract (no deed calls);

**THENCE:** S 89° 57' 05" W, 769.626 feet, along the general direction of, but about 15 feet south (outside) of a barbed wire fence, and along the common north PL of the above referenced 4.65 acre tract and south PL of this tract, to the Point-of-Beginning, and containing 11.17 acres of land [deed (from Volume 319, Page 684) - West, 762.1').

Exhibit\*\* A \*\*

Page 1 of 1 Page(s)



## FIELD NOTES TO DESCRIBE

A 19.82 Acre Tract of land, situated about 16.5 miles S 40 E from Hondo, in Medina County, Texas, being 1.79 Acres out of Survey No. 29, Abstract No. 955, Bartolome Taeschler, original Grantee, and 18.03 Acres out of Survey No. 39, Abstract No. 884, Jacob Scherer, original Grantee, also being out of a 21.67 Acre Tract of land conveyed as First Tract from Cora Bell Doerr, et al to Hazel N. Conway by Deed dated April 1, 1968 and recorded in Volume 221, Page 197 of the Deed Records of Medina County, Texas, and being more particularly described as follows:

- BEGINNING: At a 4"x 4" concrete highway marker found in the West line of F.M. Highway 3176 and in the South line of the D-2 Canal and for the Northeast corner of this tract from which a concrete BMA marker bears N 46-03-37 E 1.58 feet;
- THENCE: S 04-22-44 W 1627.25 feet with fence and the West line of F.M. Highway 3176, at 1380.46 feet pass 0.46 feet left of a concrete BMA marker, continuing to a 4"x 4" concrete highway marker found for an angle point;
- THENCE: S 05-28-44 W 86.35 feet with fence and the West line of Highway 3176 to a 5/8" iron pin set for the Southeast corner of this tract;
- THENCE: N 85-32-25 W 634.98 feet with the South line of said 21.67 Acre Tract and the North line of a 21.67 Acre Tract (Volume 221, Page 193 Deed Records), at 179.12 feet pass a fence, continuing to a 5/8" iron pin set under fence for the Northwest corner of said 21.67 Acre Tract (Volume 221, Page 193 Deed Records) and for the Southwest corner of said 21.67 Acre Tract (Volume 221, Page 197 Deed Records) and the Southwest corner of this tract;
- THENCE: N 05-43-35 E 1066.77 feet with fence and the West line of said 21.67 Acre Tract (Volume 221, Page 197 Deed Records) and the East line of a 15.221 Acre Tract (Volume 299, Page 862 Deed Records), at 33.6 feet pass near a fence corner, at 311.02 feet pass a concrete BMA marker, at 683.95 feet pass a 5/8" iron pin found for the Southeast corner of a 1.017 Acre Tract (Volume 320, Page 384 Deed Records) continuing to a 5/8" iron pin found for the Northeast corner of said 15.221 Acre Tract and of said 1.017 Acre Tract and the Northwest corner of this tract;
- THENCE: N 47-48-00 E 889.72 feet with fence and the South line of the D-2 Canal to the Point of Beginning.

Bearings shown herein are relative to true North as calculated from solar observations made on or near the property described herein.

Exhibit\*\* B \*\*  
Page 1 of 2 Page(s)

Save and Except the following tract of land:

TRISTATE OF TEXAS  
COUNTY OF MEDINA

PREPARED FOR: Anthony J. Mello, et al

FIELD NOTES TO DISCUSS

A survey of 18.000 acres of land situated about 21.5 miles S 41° E of Monda, in Medina County, Texas, being 1.799 acres out of Survey No. 22, Abstract No. 835, E. Teeschler, original Grantor, and 6.210 acres out of Survey No. 39, Abstract No. 854, Jacob Scherruz, original Grantor, being a portion of that certain 28.82 acre tract of land described in a deed to Anthony J. Mello, et al from John Henry Mayler, Independent Executor of the Estate of Hazel Naomi Conway, Deceased, dated January 8, 1981, as recorded in Volume 227 on Page 453 of the Official Public Records of Medina County, Texas, and being more particularly described by notes and bearings as follows:

- BEARING:** At a 4" x 4" concrete R.O.W. marker (bearing) found at the point of intersection of the West R.O.W. line of F.M. Highway 3176 and the Southeast R.O.W. line of Canal D-2 for the North corner of said 18.82 acre tract of land and the North corner of this survey.
- THENCE:** Along fence, the West R.O.W. line of said F.M. Highway 3176, and the East line of said 18.82 acre tract of land, S 04°20'52" W 1036.78 feet to a 5/8" iron pin set for the Southeast corner of this survey.
- THENCE:** N 04°28'01" W 819.78 feet to a 5/8" iron pin set by corner post on the West line of said 18.82 acre tract of land for the Southeast corner of that portion in 1.817 acre tract of land described in a deed to George M. Budas, Jr. from George M. Budas, et al, dated December 18, 1962, as recorded in Volume 328 on Page 264 of the Deed Records of Medina County, Texas, and the Southwest corner of this survey.
- THENCE:** Along fence, the East line of said 1.817 acre tract of land, and the West line of said 18.82 acre tract of land, N 03°35'39" E 342.95 feet to a 5/8" iron pin found by a railroad the corner post on the Southeast R.O.W. line of said Canal D-2 for the Northeast corner of said 1.817 acre tract of land, the North-west corner of said 18.82 acre tract of land, and the Northwest corner of this survey.
- THENCE:** Along fence, the Southeast R.O.W. line of said Canal D-2, and the Northwest line of said 18.82 acre tract of land, N 47°44'55" E 866.62 feet to the POINT OF BEGINNING.

The bearings are relative to the West line of said 18.82 acre tract of land between two found 5/8" iron pins having a bearing and distance of N 05°43'35" E 1066.77 feet.

Exhibit\*\* B \*\*

Page 2 of 2 Page(s)



**ONE ACRE  
MEDINA COUNTY, TEXAS**

A field note description of a 1.000 acre tract of land situated in Medina County, Texas, out of the Jacob Scherrer Survey 39, Abstract 884 and being out of and a part of a 19.45 acre tract of land described in deed recorded in Volume 278, Page 1112 of the Official Public Records of Medina County, Texas, also being the same tract of land described in deed recorded in Volume 716, Page 54 of the Official Public Records of Medina County, Texas and being more particularly described by metes and bounds as follows: (Note: All iron pins set are ½" rebar with a yellow plastic cap stamped "RKB 5409")

Beginning at an iron pin found for the northeast corner of the herein described tract and said 19.45 acre tract and the southeast corner of the remainder of a 19.82 acre tract of land described in deed recorded in Volume 237, Page 455 of the Official Public Records of Medina County, Texas, in the west right-of-way line of F. M. Highway 3176, from which a Type I concrete monument bears N 05°26'24" E a distance of 86.38 feet;

Thence S 05°26'24" W, 68.61 feet along the east line of the herein described tract and said 19.45 acre tract and the west right-of-way line of said F. M. Highway 3176, generally following a fence to an iron pin set for the southeast corner of the herein described tract;

Thence N 85°32'25" W, 635.13 feet along the south line of the herein described tract, across said 19.45 acre tract to an iron pin set in fence for the southwest corner of the herein described tract, in the east line of a 15.221 acre tract of land described in deed recorded in Volume 299, Page 862 of the Deed Records of Medina County, Texas;

Thence N 05°43'35" E, 68.62 feet along the west line of the herein described tract and the east line of said 15.221 acre tract, generally following a fence to an iron pin found for the northwest corner of the herein described tract and said 19.45 acre tract and the southwest corner of said 19.82 acre tract;

Thence S 85°32'25" E, 634.79 feet along the north line of the herein described tract and said 19.45 acre tract and the south line of said 19.82 acre tract to the place of beginning and containing 1.000 acres of land according to a survey made on the ground on March 4, 2008 by Ace Surveying, Inc.

**EXHIBIT "C"**



**2.007 ACRES  
MEDINA COUNTY, TEXAS**

A field note description of a 2.007 acre tract of land situated in Medina County, Texas, out of the Jacob Scherrer Survey 39, Abstract 884 and being out of and a part of a 19.45 acre tract of land described in deed recorded in Volume 278, Page 1112 of the Official Public Records of Medina County, Texas, also being the same tract of land described as Exhibit A in deed recorded in Doc.# 2013005360 and being more particularly described by metes and bounds as follows: (Note: All iron pins set are ½" rebar with a pink plastic cap stamped "RKB 5409")

Beginning at an iron pin found by a fence corner post for the northeast corner of the herein described tract and the southeast corner of a 1.000 acre tract of land described in deed recorded in Volume 716, Page 54 of the Official Public Records of Medina County, Texas, in the west right-of-way line of F. M. Highway 3176;

Thence S 05°27'45" W, 137.38 feet along the east line of the herein described tract and said 19.45 acre tract and the west right-of-way line of said F. M. Highway 3176, generally following a fence to an iron pin set for the southeast corner of the herein described tract;

Thence N 85°34'41" W, 635.64 feet along the south line of the herein described tract, across said 19.45 acre tract to an iron pin set for the southwest corner of the herein described tract, in the west line of said 19.45 acre tract and the east line of a 15.221 acre tract of land described in deed recorded in Volume 299, Page 862,

Thence N 05°43'08" E, 137.93 feet along the west line of the herein described tract and said 19.45 acre tract and the east line of said 15.221 acre tract, generally following a fence to an iron pin found for the northwest corner of the herein described tract and the southwest corner of aforesaid 1.000 acre tract;

Thence S 85°31'48" E, 635.01 feet along the north line of the herein described tract and the south line of said 1.000 acre tract, generally following a fence to the place of beginning and containing 2.007 acres of land according to a survey made on the ground on November 22, 2011 by Ace Surveying, Inc.

**EXHIBIT "D"**

**5.728 ACRES  
MEDINA COUNTY, TEXAS**

A field note description of a 5.728 acre tract of land situated in Medina County, Texas, out of the Jacob Scherrer Survey 39, Abstract 884 and being out of and a part of a 19.45 acre tract of land described in deed recorded in Volume 278, Page 1112 of the Official Public Records of Medina County, Texas, also being the same tract of land described as Exhibit B in deed recorded in Doc.# 2013005360 and being more particularly described by metes and bounds as follows: (Note: All iron pins set are 1/2" rebar with a pink plastic cap stamped "RKB 5409")

Beginning at an iron pin found for the northeast corner of the herein described tract, in the west right-of-way line of F. M. Highway 3176, from which an iron pin found for the southeast corner of a 1.000 acre tract of land described in deed recorded in Volume 716, Page 54 of the Official Public Records of Medina County, Texas bears N 05°27'45" E a distance of 137.38 feet;

Thence S 05°27'45" W, 392.06 feet along the east line of the herein described tract and the west right-of-way line of said F. M. Highway 3176 to an iron pin set for the southeast corner of the herein described tract;

Thence N 85°34'41" W, 637.39 feet along the south line of the herein described tract, across said 19.45 acre tract to an iron pin set for the southwest corner of the herein described tract, in a west line of said 19.45 acre tract and the east line of a 15.221 acre tract of land described in deed recorded in Volume 299, Page 862 of the Official Public Records of Medina County, Texas;

Thence N 05°43'08" E, 392.10 feet along the west line of the herein described tract and said 19.45 acre tract and the east line of said 15.221 acre tract to an iron pin set for the northwest corner of the herein described tract;

Thence S 85°34'41" E, 635.64 feet along the north line of the herein described tract to the place of beginning and containing 5.728 acres of land according to a survey made on the ground on May 16, 2013 by Ace Surveying, Inc.

**EXHIBIT "E"**



**4.269 ACRES  
MEDINA COUNTY, TEXAS**

A field note description of a 4.269 acre tract of land situated in Medina County, Texas, out of Jacob Scherrer Survey 39, being out of and a part of Lot 31, Block 32 of the San Antonio Trust Subdivision according to plat recorded in Volume 2, Page 2 of the Plat Records of Medina County, Texas, also being the same tract of land called 4.5 acre and described in deed recorded in Volume 793, Page 411 of the Official Public Records of Medina County, Texas and being more particularly described by metes and bounds as follows: (Note: All iron pins set are ½" rebar with pink plastic cap stamped "RKB 5409", Basis of bearing is WGS 84)

Beginning at an iron pin found for the northwest corner of the herein described tract and said 4.5 acre tract and the southwest corner of a 4.65 acre tract of land described in deed recorded in Document 2014000576 of the Official Public Records of Medina County, Texas, in the east right-of-way line of F. M. Highway 3176,

Thence S 89°46'15" E, 674.96 feet along the north line of the herein described tract and said 4.5 acre tract and the south line of said 4.65 acre tract to the northeast corner of the herein described tract and the southeast corner of said 4.65 acre tract, in the west line of Canal 32-R;

Thence S 19°14'59" W, along the east line of the herein described tract and the west line of said Canal 32-R, at 289.87 feet pass an iron pin found for reference at the north line of County Road 7715 and continuing on the same course for a total distance of 308.91 feet to the southeast corner of the herein described tract, at the intersection of the west line of said Canal 32-R and the centerline of County Road 7715 (aka Road 150 ½);

Thence N 89°46'37" W, 598.52 feet along the south line of the herein described tract and the center of said County Road 7715 to the southwest corner of the herein described tract, in the east right-of-way line of aforesaid F. M. Highway 3176;

Thence N 04°58'19" E, along the west line of the herein described tract and said 4.5 acre tract and the east right-of-way line of F. M. Highway 3176, at 18.1 feet pass an iron pin found for reference and continuing the same course for a total distance of 293.11 feet to the place of beginning and containing 4.269 acres of land according to a survey made on the ground on December 7, 2016 by Ace Surveying, Inc.

**EXHIBIT "F"**



METES AND BOUNDS DESCRIPTION  
 FOR  
 LLSACRES  
 11.58 ACRE TRACT OF LAND OUT OF THE J. BROWARD SURVEY NO. 16, ABSTRACT 70,  
 MEDINA COUNTY, TEXAS, ALSO OUT OF A 18490 ACRE TRACT AS RECORDED IN VOLUME  
 332, PAGES 817, DEED RECORD 3 OF MEDINA COUNTY, TEXAS AND MORE PARTICULARLY  
 INSCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING  
 at a found 5/8" iron pin at the northwest corner of a 3.000 acre tract, as recorded in  
 Volume 536, Page 481, Deed Records of Blinn County, Texas and the south right-of-  
 way of Kosville Road;  
 along the south right-of-way of Kosville Road, S 45°45' 44" E, a distance of 241.61 feet  
 to a found 5/8" iron pin at the southeast corner of a 1.0 acre tract, as recorded in Volume  
 427, Page 399, Deed Records of Medina County, Texas, for the southeast corner of this  
 tract  
 THENCE  
 along the south right-of-way of Kosville Road, S 01°59'32" E, a distance of 263.79  
 feet to a point to the southeast corner of this tract  
 THENCE  
 departing the south right-of-way of Kosville Road, S 01°59'32" E, a distance of 263.79  
 feet to a point to the southeast corner of this tract  
 THENCE  
 S 55°01'01" W, a distance of 794.47 feet to a found 5/8" iron pin at the east corner of a  
 1.079 acre tract, as recorded in Volume 691, Page 918, Deed Records of Medina County,  
 Texas, for the north corner of this tract;  
 THENCE  
 N 37°16'54" W, a distance of 602.69 feet to a found 1/4" iron pin at the south corner of a  
 0.753 acre tract, as recorded in Volume 512, Page 511, Deed and Plat Records of Medina  
 County, Texas;  
 THENCE  
 N 29°05'12" E, a distance of 344.50 feet to the POINT OF BEGINNING and containing

34-11914X

THREATS:

1 MONTH

SECRET

UNCLASSIFIED

**ADVERSE OF XILION FIELD**

THE STATE OF TEXAS  
COUNTY OF MEDINA  
RETURNED FOR:  
GUTHRIE KIMBLE CORP.  
IND. - TRUST 2 (Omnibus C. Funds)



- THENCE: Along fence, the Northwest line of said 1.0 acre tract of land, and an interior Southeast line of said 75.943 acre tract of land, S 54-46-29 W 208.64 feet to a 3/8" iron pin found in a square concrete marker on the Northeast R.O.W. line of State Highway 173 for the West corner of said 1.0 acre tract of land, an exterior corner of said 75.943 acre tract of land, and the South corner of this survey;
- THENCE: Along fence, the Northeast R.O.W. line of said State Highway 173, and a Southwest line of said 75.943 acre tract of land, N 34-48-49 W 208.29 feet to a 6" diameter creosote corner post found for the South corner of that certain 1.0 acre tract of land described in a deed to Bettie N. Tulloch from Olan Schroeder, dated October 19, 1939, as recorded in Volume 182 on Page 401 of the said Deed Records, an exterior corner of said 75.943 acre tract of land, and an exterior corner of this survey;
- THENCE: Along fence, the Southeast line of said 1.0 acre tract of land, and an interior Northwest line of said 75.943 acre tract of land, N 54-53-32 E 207.40 feet to a 5/8" iron pin set 1.33 feet South of a 6" diameter creosote corner post for the East corner of said 1.0 acre tract of land, an interior corner of said 75.943 acre tract of land, and an interior corner of this survey;
- THENCE: Along fence, the Northeast line of said 1.0 acre tract of land, and an interior Southwest line of said 75.943 acre tract of land, N 35-06-28 W 210.00 feet to a 5/8" iron pin set by a 6" diameter creosote corner post for the North corner of said 1.0 acre tract of land, an interior corner of said 75.943 acre tract of land, and an interior corner of this survey;
- THENCE: Along fence, the Northwest line of said 1.0 acre tract of land, and an interior Southeast line of said 75.943 acre tract of land, S 54-53-32 W 207.40 feet to a 5/8" iron pin set 1.4 feet Northwest of a 6" diameter creosote corner post on the Northeast R.O.W. line of said State Highway 173 for the West corner of said 1.0 acre tract of land, an exterior corner of said 75.943 acre tract of land, and an exterior corner of this survey;
- THENCE: Along fence, the Northeast R.O.W. line of said State Highway 173, and the Southwest line of said 75.943 acre tract of land, N 38-13-40 W 234.45 feet to a 5/8" iron pin set for the South corner of said adjoining 18.890 acre tract of land, and the West corner of this survey;
- THENCE: Along the Southeast line of said adjoining 18.890 acre tract of land, N 55-05-57 E 1453.03 feet to the POINT OF BEGINNING.

The bearings are relative to the bearings for the 75.943 acre tract of land.

Exhibit\*\* 11 \*\*

Page 2 of 2 Page(s)



FIELD NOTES TO DESCRIBE

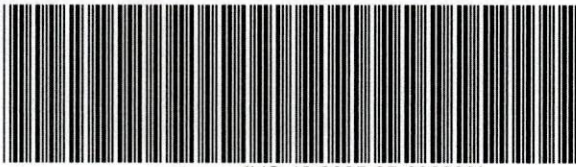
A survey of 0.033 acres of land situated within the Corporate Limits of the City of Medina in Medina County, Texas, out of Survey No. 16, Abstract No. 70, Joseph Brothag, original Grantee, being a portion of that certain 18.890 acre tract of land described as Tract 1 in a Partition Deed to Hector Chapa, et al from Outlawes Family Corporation, Inc., dated October 3, 1988, as recorded in Volume 332 on Page 817 of the Official Public Records of Medina County, Texas, and being more particularly described by notes and bounds as follows:

- BEGINNING:** At a 1/2" iron pin found by a railroad tie corner post on the South line of Roseville Road for the Northeast corner of said 18.890 acre tract of land, the upper Northeast corner of a certain adjoining 18.890 acre tract of land described as Tract 2 in the aforementioned Partition Deed, the Northwest corner of that certain 0.316 acre tract of land described in a deed to Jaime Ponce from Hector Chapa, dated December 1, 1981, as recorded in Volume 318 on Page 883 of the Deed Records of Medina County, Texas, and the Northeast corner of this survey from which a 4" x 4" concrete R.O.W. marker found at the Northeast end of a cutback line connecting the Northeast R.O.W. line of State Highway 173 and the South line of said Roseville Road bears N 83-40-10 W 1277.74 feet;
- THENCE:** Along fence and the Southeast line of said 18.890 acre tract of land (Tract 1) and the Northwest line of said 18.890 acre tract of land (Tract 2), S 88-05-57 W 93.80 feet to a 5/8" iron pin set for the Southwest corner of this survey;
- THENCE:** N 01-56-22 W 53.17 feet to a 5/8" iron pin set in fence on the South line of said Roseville Road and the North line of said 18.890 acre tract of land (Tract 1) for the Northwest corner of this survey;
- THENCE:** Along fence, the South line of said Roseville Road, and the North line of said Tract 1, S 83-40-10 E 78.80 feet to the POINT OF BEGINNING.

The bearings are relative to the bearing along the North line of said 18.890 acre tract of land between a found 5/8" iron pin at the Northwest corner and a found 1/2" iron pin at the Northeast corner having a bearing and distance of S 83-40-10 E 1312.13 feet.

Exhibit\*\* I \*\*

Page 1 of 1 Page(s)



\*VG-42-2025-25-000088\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number:** 25-000088

Foreclosure Posting

Recorded On: May 13, 2025 12:26 PM

Number of Pages: 19

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**" Examined and Charged as Follows: "**

Total Recording: \$2.00

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\*\*\*\*\* **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: 25-000088  
Receipt Number: 20250513000027  
Recorded Date/Time: May 13, 2025 12:26 PM  
User: Kimberly B  
Station: CCMARRIAGE1

**Record and Return To:**

FLUME LAW FIRM LLP



**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