

COPY

To Be Posted

Notice of Foreclosure Sale

September 1, 2026

Deed of Trust ("Deed of Trust"):

Dated: August 13, 2025

Grantor: Charles Rhea

Trustee: John W. Carlson

Lender: Triad Land Investments, Ltd

Recorded in: Book 132, Page 129, Official Public Records of Motley 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 Motley, State of Texas, being Tract 1 (One), of Darden Canyon Ranch and being more particularly described in and subject to the exceptions stated in Exhibit "A" and made a part hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$180,250.00, executed by Charles Rhea ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, September 1, 2026

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 AM and not later than three hours thereafter.

Place: Front steps of the Motley County Courthouse, 701 Dundee Ave., Matador, Texas 79244

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.

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 4 day of Aug, 2026



David Oehler
Substitute Trustee

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

Signed this 4 day of Aug, 2026

David Oehler
Substitute Trustee



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

Exhibit "A"

PROPERTY DESCRIPTION

The surface estate only of all that certain tract or parcel of land, lying and being situated in the County of Motley, State of Texas, being Tract 1 (One), of Darden Canyon Ranch and being more particularly described on **Exhibit A-1** attached hereto.

EXHIBIT A-1

TRACT 1 DARDEN RANCH 44.02 AC.

FIELD NOTE DESCRIPTION OF A 44.02 ACRE PARCEL WITHIN THE JOHN H. GIBSON SURVEY, NO. 117, ABSTRACT NO. 110 AND THE MATADOR CATTLE COMPANY SURVEY, BLOCK M, SURVEY NO. 108, ABSTRACT NO. 482, MOTLEY COUNTY, TEXAS; BEING DESIGNATED AS TRACT 1, DARDEN CANYON RANCH, AN UN-RECORDED SUBDIVISION; BEING PART OF THAT CERTAIN 1322.32 ACRE TRACT HAVING BEEN CONVEYED FROM SNODGRASS FARMS, LLC TO TRIAD LAND INVESTMENTS, LLC BY A GENERAL WARRANTY DEED, EXECUTED THE 28TH DAY OF MARCH, 2025 AND RECORDED IN VOLUME 130, PAGE 902, OFFICIAL PUBLIC RECORDS OF MOTLEY COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: The following courses are based on a RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, North 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 shown in parentheses)

COMMENCING at the southwest corner of said 1322.32 acre tract and a reentrant corner of a tract of land in the name of Dillard Family Ranches, LTD, a found 1-1/2 inch diameter iron pipe stamped "SW 108 at the base of a 4 inch diameter metal fence corner post marking the southwest corner of Survey Number 108;

THENCE N17°56'38"E, 3576.53 feet to a set 5/8 inch diameter iron rod with plastic cap stamped "WES 10194410" in the center line of County Road 408, said rod marking the northwest corner of Tract 2 Darden Canyon Ranch and the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the east line hereof and the west line of said Tract 2 Darden Canyon Ranch, **SOUTH** for a passing at 32.18 feet a set 5/8 inch diameter Iron rod with aluminum cap stamped "WES 10194410" for reference for a total distance of 1203.00 feet to a set 5/8 inch diameter iron rod with aluminum cap stamped "WES 10194410" marking the southwest corner of Tract 2 Darden Canyon Ranch and the northwest corner of Tract 32 Darden Canyon Ranch and continuing **SOUTH** for a distance of 795.83 feet to a set 5/8 inch diameter iron rod with aluminum cap stamped "WES 10194410" in the north line of Tract 31 Darden Canyon Ranch marking the southwest corner of said Tract 32 Darden Canyon Ranch and the southeast corner of the herein described tract;

THENCE, with the south line hereof and the north line of said Tract 31 Darden Canyon Ranch, N87°38'45"W for a distance of 1098.51 feet to a set 5/8 inch diameter iron rod with aluminum cap stamped "WES 10194410" in the east line of a tract of land in the name of Dillard Family Ranches, LTD marking the northwest corner of Tract 31 Darden Canyon Ranch and the southwest corner of the herein described tract;

THENCE, along or near a wire fence with the west line hereof, N00°10'12"E (N00°07'28"E) passing at 1459.14 feet a 4 inch diameter metal fence corner post for a total distance of 1486.44 feet to a found

WELLBORN
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TBPELS FIRM NO. 10194410
PHONE: 830.217.7100
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631 WATER STREET
KERRVILLE, TX 78028

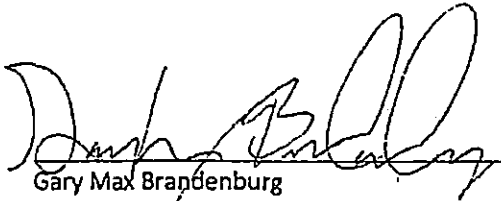
TRACT 1 DARDEN RANCH 44.02 AC.

Survey Nail in the center line of said County Road 408 marking the northwest corner of the herein described tract;

THENCE, with the center line of said County Road 408 which forms the northwest line hereof and the south line of a 3016.95 acre tract recorded in File No. 20220000149 Official Public Records of Motley County, Texas the following ten (10) calls, each to a found Survey Nail unless otherwise noted:

N70°05'01"E for a distance of 54.88 feet (N70°02'52"E, 54.87');
N66°46'21"E for a distance of 94.70 feet (N66°44'51"E, 94.68');
N64°34'49"E for a distance of 100.92 feet (N64°36'38"E, 100.87');
N63°30'22"E for a distance of 208.20 feet (N63°29'58"E, 208.19');
N65°25'20"E for a distance of 121.95 feet (N65°28'15"E, 121.92') to a set 5/8 inch diameter iron rod with plastic cap stamped "WES 10194410";
N66°52'50"E for a distance of 89.85 feet (N66°52'08"E, 89.85');
N67°53'16"E for a distance of 180.03 feet (N67°52'34"E, 180.01');
N69°14'31"E for a distance of 197.23 feet (N69°13'43"E, 197.17');
N68°47'05"E (N68°47'15"E) for a distance of 141.94 feet to the POINT OF BEGINNING,
containing 44.02 acres, more or less, within these metes and bounds, a companion document to a plat of this survey.

Based upon a survey conducted on the ground under my direction and supervision between February 2025 through July 2025.



Dated: 07/17/2025

Gary Max Brandenburg
Registered Professional Land Surveyor
State of Texas
Registration No. 5164



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