

FILED
AT 3:20 O'CLOCK PM

JUL 6 2026

NINFA PREDDY
CLERK OF COUNTY COURT, CROCKETT CO., TX
BY de DEPUTY

Notice of Foreclosure Sale

August 4, 2026

Deed of Trust ("Deed of Trust"):

Dated: June 15, 2025

Grantor: David Jimenez and Luz Maria Rico De Leon

Trustee: John W. Carlson

Lender: Cypress View Investments, Ltd., a Texas limited partnership

Recorded in: Clerk's File No. 00000180541, Official Public Records of Crockett 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 Crockett, State of Texas, being Tract 2 (Two), of Split Rock Ranch and being more particularly described in Exhibit "A" and made a part hereof for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$124,894.00, executed by David Jimenez and Luz Maria Rico De Leon ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 4, 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 1:00 PM and not later than three hours thereafter.

Place: Front steps of the Crockett County Courthouse, 909 Ave D, Ozona, Texas 76943

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 Cypress View 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, Cypress View 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 Cypress View 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 Cypress View 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 Cypress View 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 Cypress View Investments, Ltd.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

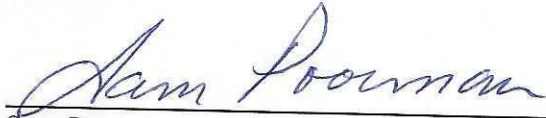
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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 30 day of June, 2026.



Sam Poorman
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 30 day of June, 2026.

Sam Poorman
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 Crockett, State of Texas, being Tract 2 (Two), of Split Rock Ranch and being more particularly described on Exhibit A-1 attached hereto, together with the following non-exclusive access easements:

1. The road easement described in the Volume 631, Page 61, Official Public Records, Crockett County, Texas, to which instrument reference is here made for all purposes.
2. The road easement described in the Volume 880, Page 517, Official Public Records, Crockett County, Texas, to which instrument reference is here made for all purposes.

For the same consideration expressed above, there is also conveyed to Grantee, Grantee's heirs and assigns, a non-exclusive right of way for the purposes of ingress and egress within Split Rock Ranch, 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 heirs, executors, administrators, successors and assigns, and the landowners of the Split Rock Ranch, their heirs, executors, administrators, successors, and assigns. This right of way easement is more particularly described in that certain Easement Agreement for Reciprocal Access dated May 27, 2025, and recorded in Clerk's Document No. 00000180376, Volume 947, Page 409, Official Public Records of Crockett County, Texas.

TRACT 2 SPLIT ROCK RANCH 57.16 AC.

FIELD NOTE DESCRIPTION OF A 57.16 ACRE PARCEL WITHIN THE G.H. & S.A. RR Co. SURVEY, BLOCK O, SURVEY NO. 87, ABSTRACT NO. 1479 AND THE G.H. & S.A. RR Co. SURVEY, BLOCK O, SURVEY NO. 74, ABSTRACT NO. 4662, CROCKETT COUNTY, TEXAS; BEING DESIGNATED AS TRACT 2, SPLIT ROCK RANCH, AN UN-RECORDED SUBDIVISION; BEING PART OF THAT CERTAIN 2636.38 ACRE TRACT HAVING BEEN CONVEYED FROM THE BOWLING FAMILY TRUST TO CYPRESS VIEW HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY BY A WARRANTY DEED WITH VENDOR'S LIEN, EXECUTED THE 30TH DAY OF JANUARY, 2025 AND RECORDED IN VOLUME 943, PAGE 452, OFFICIAL PUBLIC RECORDS OF CROCKETT 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, 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 parenthesis)

COMMENCING at the southeast corner of a 320.00 acre tract recorded in Volume 880, Page 517, Official Public Records of Crockett County, Texas, a found 1/2 inch diameter iron rod with cap stamped "SEARCHERS"; said rod marks the northeast corner of said 2636.38 acre tract;

THENCE S47°03'49"W, 3798.20 feet a 5/8 inch diameter iron rod with plastic cap stamped "WES 10194410" set in the center line of Split Rock Drive a sixty (60) foot private access easement marking the common corner of Tract 3, Tract 22, and Tract 23 Split Rock Ranch and the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the center line of said Split Rock Drive which forms the west line hereof and the east line of said Tract 22 Split Rock Ranch, N02°57'10"W for a distance of 1415.08 feet to a set 5/8 inch diameter iron rod with plastic cap stamped "WES 10194410" in the southeast line of said 320.00 acre tract marking the northeast corner of Tract 22 Split Rock Ranch and the northwest corner of the herein described tract;

THENCE, along or near a wire fence with the northwest line hereof and the southeast line of said 320.00 acre tract, N67°38'09"E (N67°14'E) passing at 31.81 feet a set 5/8 inch diameter iron rod with aluminum cap stamped "WES 10194410" for reference for a total distance of 1450.29 feet to a set 5/8 inch diameter iron rod with aluminum cap stamped "WES 10194410" marking the northwest corner of Tract 1 Split Rock Ranch and the northeast corner of the herein described tract;

THENCE, with the east line hereof and the west line of said Tract 1 Split Rock Ranch, S04°18'18"E for a distance of 1034.81 feet to a set 5/8 inch diameter iron rod with aluminum cap stamped "WES 10194410" marking the southwest corner of Tract 1 Split Rock Ranch and the northwest corner of the remainder of said 2636.38 acre tract and S28°47'55"E for a distance of 971.63 feet to a set 5/8 inch diameter iron rod with aluminum cap stamped "WES 10194410" marking the northeast corner of said Tract 3 Split Rock Ranch and the southeast corner of the herein described tract;

WELLBORN
ENGINEERING &
SURVEYING

TBPELS FIRM NO. 10194410
PHONE: 830.217.7100
WWW.WELLBORNENGINEERING.COM

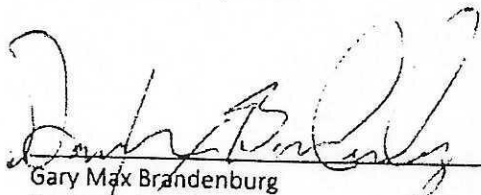
631 WATER STREET
KERRVILLE, TX 78028

TRACT 2 SPLIT ROCK RANCH 57.16 AC.

THENCE, with the south line hereof and the north line of said Tract 3 Split Rock Ranch, S87°25'20"W passing at 1785.90 feet a set 5/8 inch diameter iron rod with aluminum cap stamped "WES 10194410" for reference for a total distance of 1815.89 feet to the POINT OF BEGINNING, containing 57.16 acres, more or less, within these metes and bounds, a companion document to a plat of this survey.

SUBJECT TO SIXTY (60) FOOT WIDE PRIVATE ACCESS EASEMENT SURVEYED THIS DATE, OF WHICH ENCUMBERS 0.978 ACRES WITHIN THIS TRACT:

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



Dated: 05/20/2025

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



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