

590 CR 5714
Natalia, Texas 78059

NOTICE OF TRUSTEE'S SALE and APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, on April 15, 2025, Christopher Harrell executed a Deed of Trust conveying to Arthur Flores, Trustee, the real property hereinafter described, to secure KNE Capital, LLC, a Texas Limited Liability Company, in the payment of a debt therein described, said Deed of Trust being recorded in Document No. 2025004227, Official Public Records of Medina County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate Nicole Correa or Nicole Baethge or Patrick Armstrong or Dean W. Greer or Matthew D. Johnson or Jason West, the Substitute Trustee(s) in the above described Deed of Trust and/or to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Wednesday, July 7, 2026, at 12:00 o'clock p.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Hondo, Medina County, Texas.

Said real property is described as follows:

Being Tract 8, which is as follows: Tract 8 containing +/-10.07 acres of land out of the Dolly Smitherson Survey 417, Abstract 1339, Medina County, Texas, being a portion of Tract 1 in a deed to Mark J. Lamon, Jr. and Ashley F. Lamon, recorded in document number 2023002376 of the official public records of Medina County,

Texas, the said Tract 1 being described as 198.818 acres and being more particularly described by field note descriptions in previous deeds recorded in document numbers 20070102397 and 2022010064 of the Official Public Records of Medina County, Texas. The said 10.07 acres being more particularly described by metes and bounds as described in Exhibit "A".

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 or Substitute Trustee appointed herein 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.

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 and the priority of the lien being foreclosed.

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 priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.

Default has occurred under the Deed of Trust, and the beneficiary has requested the above

named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct the sale.

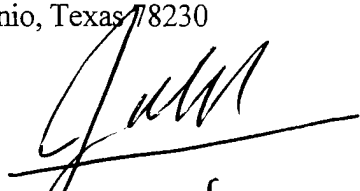
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

The Substitute Trustee's address is c/o West & West, Greer & Estorga, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 15 day of June 2026.



MATTHEW D. JOHNSON
State Bar No. 24098890
Attorney or Authorized Agent for the
Mortgagee or Mortgagee's Servicer
West & West, Greer & Estorga
2929 Mossrock, Suite 204
San Antonio, Texas 78230

by 
Jason West
Substitute Trustee

* BEARINGS CITED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH-CENTRAL ZONE. DISTANCES CITED HEREIN ARE SURFACE VALUES (GRID TO SURFACE SCALE FACTOR 1.000130.) A FIELD NOTES DESCRIPTION WAS PREPARED TO ACCOMPANY THIS MAP.

- LEGEND
- ① - 1/2" IRON BAR WITH A RED CAP MARKED "FOOT & FOOT 2002-8818" FOUND SET IN THE GROUND
 - ② - SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "25"
 - (F) - FIELD BEARING
 - R.O.W. - RIGHT-OF-WAY
 - P.R. - PLAT RECORDS OF MEDINA COUNTY, TEXAS
 - O.P.R. - OFFICIAL PUBLIC RECORDS MEDINA COUNTY, TEXAS

COUNTY ROAD 5714
(DEVINE-PEARSON-LA COSTE ROAD)

S 88°18'11" W
255.60' (F)

S 88°18'11" W
1250.07' (F)

N 88°18'11" E
1190.55' (F)

NORTH
SCALE: 1" = 200'

Line Table		
Line #	Length	Direction
L1	200.00'	N 88°18'11" E
L2	295.70	S 42°27'31" W

TRACT 1
198.818 ACRES
OWNER: MARK J. LAMON, JR.
and ASHLEY F. LAMON
(DOCUMENT NUMBER: 2023002378
O.P.R.)

N 0°04'51" W 2300.76' (F)

S 0°04'51" E 2088.53' (F)

TRACT 8
AREA: 10.07 ACRES
(488,756 SQUARE FEET)



STATE OF TEXAS
COUNTY OF MEDINA

WE, SINCLAIR LAND SURVEYING, INC. CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IS GENERALLY IN ACCORDANCE WITH A CATEGORY 1B, CONDITION A, STANDARD LAND SURVEY AS SPECIFIED IN THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, DATED DECEMBER 2021 AND THAT THERE ARE NO VISIBLE OR APPARENT ENCUMBRANCES OR ENCROACHMENTS, EXCEPT AS SHOWN.

BY:
TIMOTHY A. LENZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4593

DATE: JUNE 5, 2024

DRAWN BY: P.S. GREY (SHP) MO

CATEGORY 1B, CONDITION A,
STANDARD LAND SURVEY OF
10.07 ACRES OUT OF THE
DOLLY SMITHERSON SURVEY No. 417
ABSTRACT 1335
MEDINA COUNTY, TEXAS
VOLUME 2, PAGE 388, PLAT RECORDS
DOCUMENT NUMBER: 202202278, OFFICIAL PUBLIC RECORDS



SINCLAIR LAND SURVEYING, INC.

3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-4918
TDFELS FIRM NO. 1010089000
JOB NUMBER: S-2024-0738-44H

Sinclair Land Surveying, Inc.

4150 Freidrich Lane, Suite A1

Austin, Texas 78744

512-443-1174

TBPELS Firm No. 10089000

TRACT 8

10.07 ACRES

MEDINA COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 10.07 ACRES OF LAND OUT OF THE DOLLY SMITHERSON SURVEY 417, ABSTRACT 1339, MEDINA COUNTY, TEXAS, BEING A PORTION OF TRACT 1 IN A DEED TO MARK J. LAMON, JR. AND ASHLEY F. LAMON, RECORDED IN DOCUMENT NUMBER 2023002376 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, THE SAID TRACT 1 BEING DESCRIBED AS 198.818 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY FIELD NOTE DESCRIPTIONS IN PREVIOUS DEEDS RECORDED IN DOCUMENT NUMBERS 20070102397 AND 2022010064 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, THE SAID 10.07 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), South Central Zone. All steel pins set cited herein are ½ inch diameter with orange plastic cap marked "SLS." Distances cited herein are surface values (grid to surface scale factor 1.000130). A map or plat was prepared to accompany this description.

BEGINNING at a ½ inch diameter steel pin set on the south line of County Road 5714 (Devine - Pearson - La Coste Road), the same being the north line of the said Tract 1, from which a ½ inch diameter steel pin found with red plastic cap marked "KOCH & KOCH 2082-6919" at the northeast corner of the said Tract 1, being on the west line of Canal A-1 as conveyed to the Bexar-Medina-Atascosa Counties Water Improvement District Number One by deed recorded in Volume 70, Page 216 of the Deed Records of Medina County, Texas bears N 88°18'11" E, 1390.55 feet and a steel pin found with red plastic cap marked "KOCH & KOCH 2082-6919" on the south line of County Road 5714 (Devine - Pearson - La Coste Road) bears S 88°18'11" W, 1250.07' and another steel pin found with red plastic cap marked "KOCH & KOCH 2082-6919" for an angle point bears S 88°18'11" W, an additional 255.60';

THENCE N 88°18'11" E, a distance of 200.00 feet along the south line of County Road 5714 (Devine - Pearson - La Coste Road) to a steel pin set;

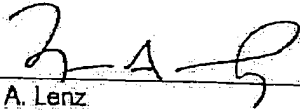
THENCE, S 0°04'51" E, a distance of 2088.53 feet, crossing the said Tract 1, to a steel pin set on the southeast line of the said Tract 1, the same being a northwesterly line of the said Canal A-1;

THENCE, S 42°27'31" W, a distance of 295.70 feet along the southeast line of the said Tract 1, the same being a northwesterly line of the said Canal A-1, to a steel pin set;

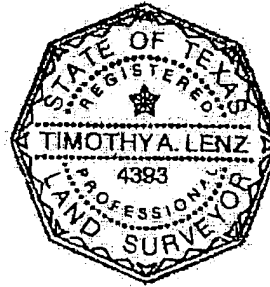
Tract 8
10.07 Ac.
Page 2 of 2

THENCE, N 0°04'51" W, a distance of 2300.76 feet, crossing the said Tract 1, to the POINT OF BEGINNING, containing 10.07 acres of land, more or less.

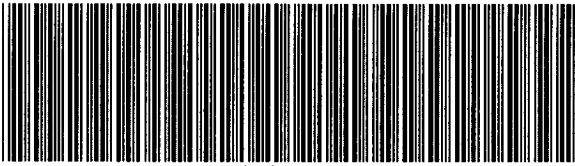
June 5, 2024



Timothy A. Lenz
Sinclair Land Surveying, Inc.
Firm Number 10089000
4150 Freidrich Lane, Suite A-1
Austin, Texas 78744
(512) 443-1174



MEDINA CO - TRACT 8.docx



VG-42-2026-26-000107

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000107

Foreclosure Posting

Recorded On: June 15, 2026 11:33 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

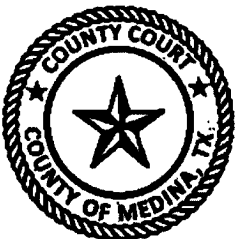
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000107
Receipt Number: 20260615000023
Recorded Date/Time: June 15, 2026 11:33 AM
User: Mark L
Station: CCSCAN2.medinacounty.local

Record and Return To:

WEST & WEST ATTORNEY



**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