

NOTICE OF FORECLOSURE SALE

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

1. Property to be Sold. All of the mortgaged property described in the Deed of Trust, real, personal, or mixed, including the real property described as follows:

See attached Exhibit "A"

2. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale by Substitute Trustee being conducted pursuant to the power of sale granted by the Deed of Trust, Security Agreement and Assignment of Rents dated February 18, 2022, as amended from time to time (the "Deed of Trust") executed by Sessi Land Acquisition Company I, LLC, LLC (hereinafter referred to as "Grantor"), to Corey R. Bailey ("Trustee"), for the benefit of Comerica Bank ("Beneficiary") recorded on February 24, 2022 under document number 20221360, Real Property Records of Gillespie County, Texas. The Co-Substitute Trustees are V. Charles Serafino and/or Thomas Sellers and/or Beverly Cahill and/or Dan Grosu and/or Scott Hayes and/or Richard Dafoe and/or Paul Tipton.

3. 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, the following: payment of that certain Single Payment Note, dated February 18, 2022, in the original principal amount of \$1,480,000.00, as amended from time to time, executed by Grantor, and payable to the order of Beneficiary, bearing interest and payable in accordance with the terms and provisions thereof ("Note"). In addition, the Note is guaranteed by those certain Guaranty Agreements, each dated February 18, 2022 ("Guaranties"), from Thomas G. Sessi and Sessi Wine Company, LLC ("Guarantors"). Beneficiary is the current owner and holder of the Notes, the Guaranties, the Deed of Trust and the related loan documents.

As of August 1, 2025, the unpaid principal due, accrued interest and late charges incurred on the Note totaled approximately \$1,538,410.16. Said amounts do not include reimbursable expenses, fees, costs and attorney's fees incurred.

Collection expenses and the interest on the Note have continued to accrue at the rate set forth in the loan documents. In addition to the principal, accrued interest and late fees due, the Grantor, under the terms of the Note and the Deed of Trust, is liable for trustees' fees, attorneys' fees and expenses incurred by Comerica Bank in connection with the collection of this matter, as well as other indebtedness due Lender from Grantor.

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

Date: **September 2, 2025**

Time: **The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.**

Place: **The sale will take place at the Gillespie County Courthouse in Fredericksburg, Texas at the following location:**

The main front door facing Main Street of the Courthouse in Gillespie County, Texas, or if the preceding area is no longer the designated area, at the area of such Courthouse designated by the Gillespie County Commissioners' Court as the area where foreclosure sales shall take place, or if no such area has been designated, at the main entrance steps of the Gillespie County Courthouse located at 101 W. Main St., Fredericksburg, Texas 78624.

Comerica Bank reserves the right 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. Such reposting or refiling may be after the date originally scheduled for this sale.

5. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, credit, or in any manner the Trustee or Co-Substitute Trustee deems sufficient to obtain the best price. The Beneficiary reserves the absolute right to postpone, cancel or reschedule the sale at any time before the property is sold. 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.

Questions concerning the sale may be directed to the undersigned, V. Charles Serafino, Waddell, Serafino, Geary, Rechner & Jenevein, P.C., 1717 Main Street, Suite 2500, Dallas, Texas 75201, (214) 979-7413.

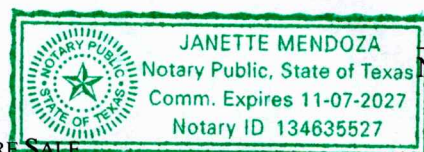
6. Default and Request to Act. Default has occurred under the Note and the Deed of Trust, and the Beneficiary has requested the undersigned, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE 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.

DATED: August 7, 2025.


V. Charles Serafino, Thomas Sellers, Beverly Cahill
Dan Grosu, Scott Hayes, Richard Dafoe, Paul Tipton
Co-Substitute Trustees
WADDELL SERAFINO GEARY RECHNER
& JENEVEIN, P.C
1717 Main Street, Suite 2500
Dallas, Texas 75201
(214) 979-7400 Fax: (214) 979-7402

ACKNOWLEDGED, SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this 7th day of Aug, 2025, personally appeared V. Charles Serafino, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same, that he has personal knowledge of the facts stated herein and that said facts were true and correct.



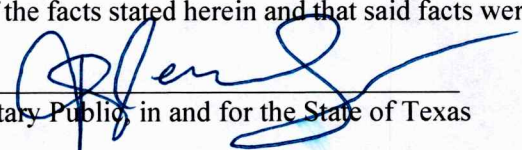

Notary Public, in and for the State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain tract or parcel of land, lying and being situated in the County of Gillespie, State of Texas; comprising 16.68 acres, more or less; being approximately 11.04 acres out of original Survey No. 22, Thomas M. Dennis, Abstract No. 151; and approximately 5.64 acres out of original Survey No. 20, Charles Bullard, Abstract No. 45; being all that 11.04 acre Tract II, and all that 5.644 acre Tract III, which tracts were conveyed from Patsy Ruth Sutherland, to Douglas G. Evans, by Correction Warranty Deed with Vendor's Lien, dated August 30, 2018, recorded under Clerk's File Number 20184695, in the Official Public Records of Gillespie County, Texas; [which 11.04 acre Tract II, describes the tract as "the remaining portion of that certain 130 acre tract of land described in Volume 561, page 468 of the Official Public Records of Gillespie County, Texas"] [which 5.644 acre Tract III, describes the tract as "being the remaining portion of that certain 22.985 acre tract of land described in Volume 585, pages 106-111 of the Official Public Records of Gillespie County, Texas"]; and subject 16.68 acre tract being more particularly described by metes and bounds, as follows, to wit:

BEGINNING at a found 1/2" iron stake (steel reinforcing bar) [deed- 1/2" iron rod found] marking the southwest corner of said 11.04 acre Evans Tract II, [deed-"being in the south line of said 130 acres, being the southeast corner of that certain 19.08 acre tract of land describe in Clerks Document No. 20067750, of the Official Public Records of said County and being in the north right of way line of U.S. highway No. 290"] which point of beginning corner is located 1.5 feet, S.2°E., from a 6"X 6" creosote fence post;

THENCE with the west line of said 11.04 acre Evans Tract II, [deed- "a tower east line of said 19.08 acre tract"] being along or near a barbwire fence, a direction of N.0° 16'23"E., for a distance of 694.45 feet [deed- "N0° 13'45" E, 694.45 feet to a cedar post"] the northwest corner of said 11.04 acre Evans Tract II, for a reentrant corner of said 19.08 acre tract, the northwest corner is near a 6" X 6" creosote fence post, and which corner is located 0.9 feet, N.60° E., from a PK nail in concrete;

THENCE with the north line of said 11.04 acre Evans Tract II, [deed- "a tower north (south) line of said 19.08 acres"] being along or near a barbwire fence, a direction of N.88° 01'23"E., for a distance of 691.94 feet [deed- "N87°58'45" E, 691.94 feet to a cedar post"] marking the northeast corner of said 11.04 acre Evans Tract II, [deed- "a lower southeast corner of said 19.08 acres and being in the west line of that certain 17.338 acre tract of land described in Volume 590, Page 998, of the Official Public Records of said County"];

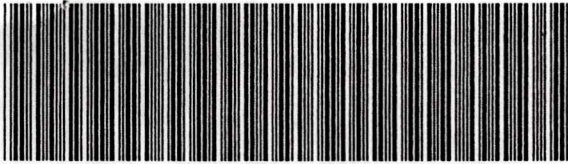
THENCE with the east line of said 11.04 acre Evans Tract II, [deed- "being the west line of said 17.338 acres"] being along or near a barbwire fence, a direction of S.0° 05'17"W., for a distance of 345.50 feet [deed- "S0° 02'39"W, 345.50 feet to a 1/2" iron rod found for the southwest corner of said 17.338 acres"] for the northwest corner of said 5.644 acre Evans Tract III, [deed- "being the northwest corner of the remaining portion of that certain 22.985 acre tract of land described in Volume 585, pages 106-111 of the Official Public Records of said County"]; which tract corner is located 0.7 feet, N.84° E. from a 6" metal fence post;

THENCE with the north line of said 5.644 acre Evans Tract III, [deed- "being the south line of said 17.338 acres"] being partly along or near a high wire fence, a direction of N.88° 08'23"E., for a distance of 703.98 feet [deed- N88° 05'45"E, 703.98 feet] to a found 1/2" iron stake (steel reinforcing bar) [deed- 1/2" iron rod found] marking the northeast corner of said 5.644 acre Evans Tract III, [deed-"being the southeast corner of said 17.338 acres and being in the west line of said 9.49 acres"] [deed- "that certain 9.49 acre tract of land described in Volume 444, Page 503, of the Official Public Records of said county"] being the east line of a 40 foot wide "Road Easement" recorded in Volume 478, pages 895 through 901, in the Official Public Records of Gillespie County, Texas;

THENCE with the east line of said 5.644 acre Evans Tract III, [deed- "being the east line of said 22.985 acres and being the west line of said 9.49 acres"] being partly along or near a barbwire fence, a direction of S.0° 45'47"W., for a distance of 349.64 feet [deed- S0°43'09" W, 349.64 feet] to a found 1/2" iron stake (steel reinforcing bar) [deed- 1/2" iron rod found] marking the southeast corner of said 5.644 acre Evans Tract III, [deed- "being the southeast corner of said 22.985 acres, and being the southwest corner of that certain 9.49 acre tract" J [deed-"being in the north right of way line of U.S. Highway No. 290")

THENCE with the south line of said 5.644 acre Evans Tract III, [deed- "being the north line of said Highway"] being partly along or near a high wire fence, a direction of S.88° 06'24"W., for a distance of 702.94 feet [deed- "S88° 03'46"W, 702.94 feet to a 1/2 inch iron rod found"] and continuing along the south line of said 11.04 acre Evans Tract II, being partly along or near a barbwire fence, a direction of S.88° 06'24"W., for a distance of 691.08 feet [deed- S88° 03'46"W, 691.08feet] to the place of beginning.

Basis of bearings was derived from astronomic north observations using G.P.S. R.T.K. system. Surveyed on the ground and description prepared by, Charles B. Domingues, Registered professional Land Surveyor No. 1713.



VG-257-2025-20253963

Gillespie County
LINDSEY BROWN
Gillespie County Clerk

Instrument Number: 20253963

Recorded On: August 11, 2025 09:19 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** **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: 20253963
Receipt Number: 20250811000007
Recorded Date/Time: August 11, 2025 09:19 AM
User: Fabiola I
Station: DELLGVNFHQ2

Record and Return To:

Dan Nowlin



STATE OF TEXAS

Gillespie 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 Gillespie County, Texas**

LINDSEY BROWN
Gillespie County Clerk
Gillespie County, TX

Lindsey Brown