

APR - 1 2026

NOTICE OF SALE

ATASCOSA COUNTY, TEXAS
BY S. Cohen DEPUTY

April 1, 2026

Deed of Trust ("Deed of Trust"):

Dated: October 1, 2012 but effective September 1, 2012

Grantor: STANLEY KUBISH and LISA KUBISH

Trustee: ROBERT N. RAY

Lender: JAMES E. POOLE and wife, NANCY H. POOLE

Recorded in: Instrument No. 258995, Official Public Records, Atascosa County, Texas

Legal Description: BEING 31.901 acres of land, more or less, out of the J.A. Navarro Survey No. 46, Abstract No. 9, Atascosa County, Texas comprised of Tract 1: being 15.00 acres of land, more or less, out of the J.A. Navarro Survey No. 46, Abstract No. 9, Atascosa County, Texas and Tract 2: being 17.08 acres, more or less, out of the J.A. Navarro Survey No. 46, Abstract No. 9, Atascosa County, Texas; said Tract 1 and Tract 2 being more particularly described by metes and bounds on Exhibit A and B, respectively, attached hereto and incorporated herein for all purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$47,850.00, executed by STANLEY KUBISH and LISA KUBISH ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender]

Substitute Trustee: JAIME J. TREVINO, JR., appointed under Instrument No. 260136, Official Public Records, Atascosa County, Texas

Substitute Trustee's Address:

120 Preston St.
Pleasanton, Atascosa County, Texas 78064

Foreclosure Sale:

Date: Tuesday, May 5, 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 11:00 A.M. and not later than three hours thereafter.**

Place: West Porch of the Atascosa County Courthouse, 1 Courthouse Circle Dr., Jourdanton, TX 78026, or in the area designated by the Atascosa County Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code

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 Lender'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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender 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.

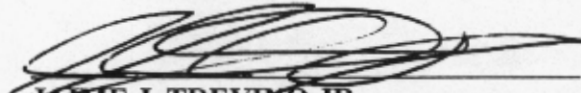
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Lender. 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.

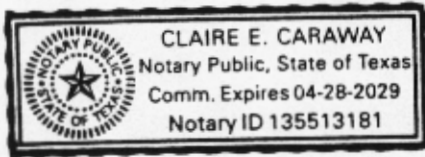
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 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 LENDER, MORTGAGEE, OR MORTGAGE SERVICER.


JAIME J. TREVINO JR.
Substitute Trustee and Attorney for Lender

STATE OF TEXAS §
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COUNTY OF ATASCOSA §

SUBSCRIBED AND SWORN TO before me, the undersigned authority, on this the 1st day of April, 2026, by JAIME J. TREVINO, JR.



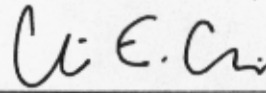

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT A

FIELD NOTES FOR A 15.00 ACRE TRACT OF LAND OUT OF THE J.A. NAVARRO SURVEY NO. 46, ABSTRACT NO. 9, ATASCOSA COUNTY, TEXAS, AND BEING A PART OF THE SAME 135.12 ACRE TRACT OF LAND CONVEYED TO ATRAVASADA LAND AND CATTLE, INC., FROM JOHN B. MDNACO AND WIFE VELMA MDNACO.

COMMENCING at an iron stake set for the northeast corner of the parent 135.12 acre tract of which this tract is a part. Said point also being located in a fence corner on the west right-of-way line of a County Road;

THENCE: S 29° 18' 14" W, 2199.14 feet along the northwest right-of-way line of a public road and the east boundary of the original 135.12 acre tract to an iron pin set for the northeast corner and THE POINT OF BEGINNING of this tract;

THENCE: S 29° 18' 15" W, 472.77 feet along the northwest right-of-way line of a public road and the east boundary of the original 135.12 acre tract to an iron pin set for the southeast corner of this tract;

THENCE: N 61° 55' 56" W, 1373.94 feet along this tracts southwest line to an iron pin set in the fence line and west boundary of the original 135.12 acre tract for the southwest corner of this tract;

THENCE: N 27° 18' 49" E, 472.73 feet along the fence line and west boundary of the original 135.12 acre tract to an iron pin set for the northwest corner of this tract;

THENCE: S 61° 55' 56" E, 1390.35 feet along an existing fence line to the point of beginning and containing 15.00 acres of land.

EXHIBIT A to Warranty Deed from Atracasada Land and Cattle Company, Inc. to James E. Poole and wife, Nancy H. Poole.

EXHIBIT B

BEING a 17.08 acre tract out of a 135.12 acre tract, out of the J.A. Navarro Survey No. 46, Abstract No. 9, Atascosa County, Texas, as described in Vol 490, Pages 224-226, Deed Records, Atascosa County, Texas.

COMMENCING at an iron stake set for the northeast corner of the parent 135.12 acre tract of which this tract is a part. Said point also being located in a fence corner on the west right-of-way line of a County Road;

THENCE S 29° 18' 14" W, 2671.91 feet along the northwest right-of-way line of a County Road, and the east boundary of the original 135.12 acre tract to an iron pin set for the northeast corner of this tract and the POINT OF BEGINNING of the hereinafter described tract of land;

THENCE S 29° 18' 14" W, 323.66 feet along the northwest right-of-way line of a County Road and the east boundary of the parent 135.12 acre tract of which this tract is a part to an iron pin set in a fence corner for a corner of this tract;

THENCE N 56° 35' 02" W, 464.61 feet along a fence to an iron pin set for a corner of this tract;

THENCE S 37° 20' 11" W, 208.22 feet to an iron pin set for a corner of this tract;

THENCE N 57° 23' 47" W, 143.60 feet to an iron pin set in a fence line for a corner of this tract;

THENCE S 30° 52' 09" W, 267.04 feet along a fence line to an iron pin set for a corner of this tract;

THENCE N 59° 20' 26" W, 706.01 feet to an iron pin set in the fence line and west boundary of the parent 135.12 acre tract for the southwest corner of this tract;

THENCE N 27° 18' 49" E, 708.61 feet along the fence line and west boundary of the parent 135.12 acre tract to an iron pin set for the northwest corner of this tract;

THENCE S 61° 55' 56" E, 1373.94 feet to the point of beginning and containing 17.08 acres.