

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated January 5, 2024, executed by **Holy Land, LLC a Texas Limited Liability Company** ("Mortgagor") to Kenneth R. Cooper, Trustee, for the benefit of **Billy Ray Adams and April Caleen McTeer Smith** ("Mortgagee"), filed for record under instrument No. 239675, Official Public Records of Atascosa County, Texas. Mortgagee appoints Nestor J. Lopez-Garcia as Substitute Trustee whose business address is 20403 Encino Ledge, PO Box 591344, San Antonio, TX 78259, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 7, 2026**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Atascosa County Court house at the place designated by the Commissioner's Court for such sales in Atascosa County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 12:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property.

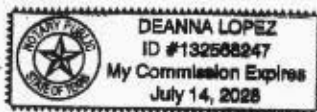
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

Executed this 8th day of June 2026.



TX SBN: 24109485
Email: Nestor@Njllawtx.com
20403 Encino Ledge
P.O. Box 591344
San Antonio, TX 78259
Telephone: (210) 543-1505

SWORN TO AND SUBSCRIBED before me on the 4th day of June, 2026.



Notary Public

State of Texas

Printed name: Deanna Lopez

My commission expires: July 14, 2028

EXHIBIT A

LEGAL DESCRIPTION

File No.: 20230435

See Exhibit "A" Attached Hereto

BEING a 242.850 acre tract of land situated in the J.M. Schilling Survey, Abstract Number 1590, previously having been a portion of the B.F.I. & MFG. Co. Section Number 10, Atascosa County, Texas, being all of that same called 243.75 acre tract described in instrument to Calvin W. Adams and Emogene Adams, recorded in Volume 340, Page 58, of the Deed Records of Atascosa County, Texas (D.R.A.C.T.), said 242.850 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the apparent common line between said Schilling Survey and the V.O. Patterson Survey, Abstract Number 1588, in the easterly right-of-way of Farm to Market Road 476 (80 feet wide), for the common westerly corner of said 243.75 acre tract and Lot 10 of Royal Oaks, as shown on the map or plat, thereof recorded in Volume 34, Page 50, of the Plat Records of Atascosa County, Texas (P.R.A.C.T.), being the northwesterly corner of the herein described 242.850 acre tract, said POINT OF BEGINNING having a Texas State Plane value of N: 13,602,156.39, E: 2,069,816.09, South Central Zone, (4204), grid measurements;

THENCE North 89°08'19" East, with the apparent common line between said Schilling Survey and said Patterson Survey, the southerly line of said Lot 10 and Lots 11 and 29 of said Royal Oaks, common to the northerly line of said 243.75 acre tract, at a distance of 934.47 feet, pass a calculated point in the westerly line of that certain called 0.40 acre tract described as "Tract 5" in instrument to Miguel Angel Rico and Caludia Silba Rico (Rico tract), recorded under Clerk's File Number 201575, of the Official Public Records of Atascosa County, Texas (O.P.R.A.C.T.), from which a 5/8 inch iron rod with cap found for the southwestly corner of said 0.40 acre tract bears, South 00°56'57" East, 2.57 feet, and a 1/2 inch iron rod found for reference bears, North 34°28'20" West, 1.69 feet, thence continuing with the northerly line of said 243.75 acre tract, at a distance of 1027.02 feet, pass a calculated point in the common line between said Rico tract and that certain called 0.40 acre tract described as "Tract 4" in instrument to David Silva Borja and Rosa Bertha Perez Rangel (Borja tract), recorded under Clerk's File Number 201574, O.P.R.A.C.T., from which a 5/8 inch iron rod with cap found for the common southerly corner of said Rico tract and said Borja tract bears, South 00°54'57" East, 2.33 feet, thence continuing with the northerly line of said 243.75 acre tract, at a distance of 1118.87 feet, pass a calculated point in the common line between said Borja tract and that certain called 0.39 acre tract described as "Tract 3" in instrument to Pedro Santoya and Myreida Silva Santoya, recorded under Clerk's File Number 201573, O.P.R.A.C.T., from which a 5/8 inch iron rod with cap found for the common southerly corner of said Borja tract and said 0.39 acre tract bears, South 00°56'40" East, 2.22 feet, thence continuing with the northerly line of said 243.75 acre tract, at a distance of 1209.32 feet, pass a calculated point in the common line between said 0.39 acre tract and that certain called 0.38 acre tract described as "Tract 2" in instrument to Sergio Enrique Barragan and Irasema Silva Barragan, recorded under Clerk's File Number 201572, O.P.R.A.C.T., from which a 5/8 inch iron rod with cap found for the common southerly corner of said 0.39 acre tract and said 0.38 acre tract bears, South 01°02'41" East, 2.12 feet, thence continuing with the northerly line of said 243.75 acre tract, at a distance of 1299.10 feet, pass a calculated point in the common line between said 0.38 acre tract and that certain called 0.40 acre tract described as "Tract 1" in instrument to David Silva Perez and Maria Esmeralda Nustoza-Loera (Perez tract), recorded under Clerk's File Number 201571, O.P.R.A.C.T., from which a 5/8 inch iron rod with cap found for the common southerly corner of said 0.38 acre tract and said Perez tract bears, South 01°50'12" East, 3.64 feet, thence continuing with the northerly line of said 243.75 acre tract, at a distance of 1394.17 feet, pass a calculated point in the easterly line of said Perez tract, from which a 5/8 inch iron rod with cap found for the southeasterly corner of said Perez tract bears, South 00°53'15" East, 1.89 feet, and a 1/2 inch iron rod found for reference North 25°22'05" West, 1.82 feet, thence, with the southerly

line of Lot 47 and Lot 48 of said Royal Oaks, common to the northerly line of said 243.75 acre tract, at a distance of 2312.84 feet, pass a 1/2 inch iron rod found for the common southerly corner of said Lot 48 and Lot 65 of said Royal Oaks, thence, with the common line between said 243.75 acre tract and said Lot 65, at a distance of 2772.48 feet, pass a 1/2 inch iron rod found for the common southerly corner of said Lot 65 and Lot 66 of said Royal Oaks, thence, with the common line between said 243.75 acre tract and said Lot 66, at a distance of 3232.04 feet, pass a 1/2 inch iron rod found for the common southerly corner of said Lot 66 and Lot 83 of said Royal Oaks, thence, with the common line between said 243.75 acre tract and said Lot 83, at a distance of 3691.30 feet, pass a 5/8 inch iron rod found for the common southerly corner of said Lot 83 and Lot 84 of said Royal Oaks, thence, with the common line between said 243.75 acre tract and said Lot 84, at a distance of 4152.51 feet, pass a 1/2 inch iron rod found for the common southerly corner of said Lot 84 and Lot 102 of said Royal Oaks, thence, with the common line between said 243.75 acre tract and said Lot 102, in all, a total distance of 4298.39 feet, to a 1/2 inch iron rod found for the apparent common northerly corner of said Schilling Survey, and the A.J. Newman Survey Abstract Number 1611, the common northerly corner of said 243.75 acre tract and that certain called 217.31 acre tract described in instrument to Thomas R. Wideman and Brenda Wideman, recorded under Instrument Number 182095, O.P.R.A.C.T., being the northeasterly corner of the herein described 242.850 acre tract, from which a 1/2 inch iron rod found for reference bears, North 89°46'48" East, 313.26 feet;

THENCE South 00°55'14" East, 3307.55 feet, with the apparent common line between said Schilling Survey and said Newman Survey, the common line between said 243.75 acre tract and said 217.31 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent northerly line of the J.D. Whittley Survey, Abstract Number 1607, for the apparent common southerly corner of said Schilling Survey and said Newman Survey, the northerly northwest corner of Lot 15 of Trophy Oaks Unit One, as shown on the map or plat thereof, recorded Sheet 240A, P.R.A.C.T., for the common southerly corner of said 243.75 acre tract and said 217.31 acre tract, being the southeasterly corner of the herein described 242.850 acre tract;

THENCE South 89°04'22" West, 2950.16 feet, with the apparent common line between said Schilling Survey and said Whittley Survey, the most southerly line of said 243.75 acre tract, to a 1/2 inch iron rod with cap found in the apparent easterly line of the John Gates Survey, Abstract Number 285, and angle point in the easterly line of Lot 3B of the Replat of Trophy Oaks Subdivision Lot 3, recorded under Instrument Number 202100025, P.R.A.C.T., for the apparent common westerly corner of said Schilling Survey and said Whittley Survey, for the common westerly corner of said 243.75 acre tract and Lot 4 of said Trophy Oaks Unit One, being the southerly southwest corner of the herein described 242.850 acre tract, from which a 5/8 inch iron rod found for reference bears, South 00°22'27" East, 200.10 feet;

THENCE North 00°40'04" West, 1103.19 feet, with the apparent common line between said Schilling Survey and said Gates Survey, the easterly line of said Lot 3B and Lots 21, 20, 19, and 18 of Garden Oaks Subdivision, as shown on the map or plat thereof, recorded in Volume 34, Page 45, P.R.A.C.T., common to the westerly line of said 243.75 acre tract, to a 1/2 inch iron rod found for an angle point in the southerly west line of the herein described 242.850 acre tract; THENCE North 00°32'56" West, continuing with the apparent common line between said Schilling Survey and said Gates Survey, the easterly line of said Lot 18 and Lots 17, 16, and 15 of said Garden Oaks, common to the westerly line of said 243.75 acre tract, at a distance of 772.34 feet, pass a 1/2 inch iron rod found for the common easterly corner of said Lot 15 and Lot 14 of said Garden Oaks, thence, with the common line between said 243.75 acre tract and said Lot 14, at a distance of 982.47 feet, pass a 1/2 inch iron rod found for the common easterly corner of said Lot 14 and Lot 13 of said Garden Oaks, thence, with the easterly line of said Lot 13 and Lot 12 of said Garden Oaks, common to the westerly line of said 243.75 acre tract, in all, a total distance of 1397.22 feet, to a 1/2 inch iron rod found for the common corner of said 243.75 acre tract, said Lot 12, and Lot 11 of said Garden Oaks, being an angle point in the southerly west line of the herein described

242.850 acre tract;

THENCE North 00°08'39" East, 191.23 feet, continuing with the apparent common line between said Schilling Survey and said Gates Survey, the common line between said 243.75 acre tract and said Lot 11, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the apparent common northerly corner of said Schilling Survey and said Gates Survey, the common corner of said 243.75 acre tract and said Lot 11, being an interior corner of the herein described 242.850 acre tract;

THENCE South 89°13'30" West, 1367.12 feet, continuing with the apparent common line between said Schilling Survey and said Gates Survey, the northerly line of said Lot 11 and Lot 10 and 1 of said Garden Oaks, common to the westerly south line of said 243.75 acre tract, to a 1/2 inch iron rod found in the easterly right-of-way of said Farm to Market Road 476, for the common westerly corner of said 243.75 acre tract and said Lot 1, being the westerly southwest corner of the herein described 242.850 acre tract;

THENCE with the easterly right-of-way of said Farm to Market Road 476, the most westerly line of said 243.75 acre tract, the following two (2) courses and distances:

1. North 01°20'48" West, 159.67 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00 set for corner:

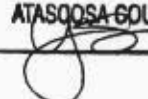
2. North 00°35'46" West, 457.64 feet, to the POINT OF BEGINNING and containing a computed area of 242.850 acres of land, more or less.

THE FOLLOWING TRACT OF LAND FROM THE ABOVE 242.850 ACRE TRACT IS EXCLUDED FROM THE SALE:

Approximately 50 acres out of a called 242.850 acre-tract of land situated in the J.M. Schilling Survey, Abstract Number 1590, previously having been a portion of the F.F.I. & MFG. Co. Section Number 10, Atascosa County, Texas, said 50 acres being described as follows: As bounded by the area formed by starting at the southeast corner of said tract, proceeding North along the eastern boundary a distance of +/-1,974', West approximately perpendicular to the eastern boundary a distance of +/- 1,110', South approximately parallel to the eastern boundary +/- 1,974', and East along the southern boundary back to the southeast corner of said tract.

FILED 10:55 O'CLOCK A M
THERESA CARRASCO COUNTRY CLERK

JUN 15 2026

ATASCOOSA COUNTY, TEXAS
BY  DEPUTY