

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

Date of Notice: June 15, 2026

Notice is hereby given that the Property described below shall be sold at a public auction on the date, at the time, and in accordance with the terms contained in this notice and the applicable laws of the State of Texas.

1. **Property to be Sold.** The property to be sold is commonly known as 407 Pullins Drive (a/k/a vacant land on Pullin Road), Pleasanton, Texas 78064 in the County of Atascosa, and more particularly described in Exhibit A, incorporated herein for all purposes.

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

Date: July 7, 2026

Time: The sale shall begin no earlier than 10:00 a.m. and no later than 1:00 p.m. (i.e., within three hours after 10:00 a.m.)

Place: The foreclosure sale will be conducted on the west porch of the Atascosa County Courthouse located at 1405 Campbell Ave, Jourdanton, Texas 78026 in downtown Jourdanton, or the sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted.

3. **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.

3.1 Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the Property is sold.

3.2 The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective buyers 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.

4. **Type of Sale.** The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by JWO Energy, LLC. The Deed of Trust is dated September 23, 2025, and is recorded as Document 255719 of the Official Public Records of Atascosa County, Texas. Pursuant to Section 51.009 of the Texas Property Code the Property will be sold "as is, where is" condition, without any express or implied warranties, except as to the warranties of title provided for under the deed of trust. Pursuant to Section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by any appointed substitute trustee.

5. **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 promissory note in the original principal amount of \$2,000,000.00, executed by JWO Energy, LLC, and payable to the order of Varilease Finance, Inc., and all other sums of indebtedness permitted by the Deed of Trust. Varilease Finance, Inc. is the current owner and holder of the Obligations and the beneficiary under the Deed of Trust.

6. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the beneficiary has requested the Substitute Trustees to conduct this sale. Notice is given that before the sale, the beneficiary may appoint another person substitute trustee to conduct the sale.

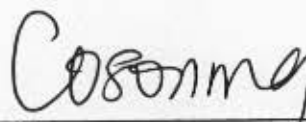
7. **Substitute Trustee.** Pursuant to Section 51.0076 of the Texas Property Code the following agents of the mortgagee are hereby appointed and designated as Substitute Trustees: James D. Rosenblatt, Chinonso E. Osonma, Chandler Hamlyn, Mary Lisa Mireles, Michelle Murdoch, and Laura Orton, located at c/o ROSENBLATT LAW FIRM, 16731 Huebner Road, San Antonio, Texas 78248, each of whom have been appointed as Substitute Trustees each empowered to act independently, in the place of the original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**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.

[Signature Page Follows]

EXECUTED this 15th day of June, 2026.



Chinonso E. Osonma, Substitute Trustee
c/o ROSENBLATT LAW FIRM
16731 Huebner Road
San Antonio, Texas 78248
Telephone: (210) 562-2900
Email: chinonso@rosenblattlawfirm.com

This instrument prepared by:
ROSENBLATT LAW FIRM
16731 Huebner Road
San Antonio, Texas 78248

EXHIBIT "A"
Legal Description

BEING 9.000 ACRES TRACT OF LAND OUT OF THE JUAN GIMENES SURVEY NO. 1464, ABSTRACT NO. 316, AND THE J. POITEVENT SURVEY NO. 3, ABSTRACT NO. 712, ALL IN ATASCOSA COUNTY, TEXAS: BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO HILBURN INVESTMENT PROPERTIES, LLC., RECORDED IN DOCUMENT NO. 119634, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 6" WOOD FENCE POST IN THE CALLED NORTH RIGHT OF WAY LINE OF PULLIN ROAD (PAVED), AT THE CURRENT SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SEIDEL IN D#83114, O.P.R.A.C.T. SAME BEING THE SOUTHWEST CORNER OF SAID HILBURN INVESTMENTS TRACT FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE ALONG THE CURRENT EAST LINE OF SAID SEIDEL TRACT THE FOLLOWING: N 34°15'30" W 251.67 FEET TO A 6" WOOD FENCE POST FOR A CORNER OF THIS TRACT. IN 30°41'56", W 875.46 FEET TO A FOUND ½" IRON ROD AT THE NORTHWEST CORNER OF SAID HILBURN TRACT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 88°52'01" E 834.44 FEET TO A 6" WOOD FENCE POST AT THE NORTHEAST CORNER OF SAID HILBURN INVESTMENTS TRACT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 01°31'13" E 392.78 FEET TO A SET 1/2" IRON ROD IN THE EAST LINE OF SAID HILBURN INVESTMENTS TRACT FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE S 65°40'35" W 437.00 FEET TO A SET 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT.

THENCE S 30°41'56" E 166.21 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

THENCE S 34°14'31" E 252.36 FEET TO A SET 1/2" IRON ROD IN THE NORTH RIGHT OF WAY LINE OF SAID PULLIN ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 57°54'56" W 100.00 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID PULLIN ROAD TO THE POINT OF BEGINNING.

Commonly known as: Vacant Land, Pleasanton, TX 78064 in the County of Atascosa
Parcel Number: 66563 and 176737 180608

FILED 9:15 O'CLOCK AM
THERESA CARRASCO COUNTRY CLERK

JUN 16 2026