

AUG - 4 2026

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
SAN ANTONIO DIVISION

BY ATASCOSA COUNTY, TEXAS DEPUTY

IN RE:

JACK CARROLL STRANGE, JR.
and
ROBYN LYNN MILLER-STRANGE

CASE NO. 22-50678-mmp

DEBTORS

CHAPTER 7

JOHN PATRICK LOWE
CHAPTER 7 TRUSTEE

Plaintiff

vs.

JACK C. STRANGE, JR.,
ROBYN L. MILLER STRANGE,
AIDA MARGARITA NELSON,

Defendants

ADV. CASE NO. 23-05041-mmp

NOTICE OF SALE

PLEASE TAKE NOTICE that the above-captioned court has ordered the United States Marshals Service to sell all legal right, title, and interest in the real property situated in Atascosa County, Texas, and as more particularly described as:

BEING a tract or parcel of land containing 4.0197 acres, more or less, being a portion of Original Lot 265, City of Pleasanton, a city in Atascosa County, Texas, along with and in addition to, Lots One (1) through Six (6), Block Three (3), and the East half (E/2) of Second Street, SPRADLIN ADDITTON, an addition to the City of Pleasanton, according to the map or plat thereof, recorded in Sheet 16-A, New Plat Cabinet, Plat Records of Atascosa County, Texas, along with and in addition to, Lots Twenty-Four

(24), Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27), and Twenty-Eight- (28), Dalton Street, and a portion of Frank Street GREENFIELD ADDITION, an addition to the City of Pleasanton, according to the map or plat thereof recorded in Sheet 55-A, New Plat Cabinet, Plat Records of Atascosa County, Texas more fully and completely described on Exhibit A attached hereto. (the "Property")

The Property is sometimes identified by the common street address 704 Second St., Pleasanton, TX 78064. Prospective bidders are advised that this address refers only to a portion of the Property described in the legal description above. The United States Marshals Service is auctioning the entire Property described in that legal description "as is, where is."

The Bankruptcy Court Order requiring the sale of the Property was entered by the Bankruptcy Court on July 16, 2026, granting Trustee, John Patrick Lowe's, Motion for Levy and Order of Sale of Real Property (the "Bankruptcy Court Order") with respect to a judgment dated July 16, 2024, in favor the Trustee rendered against Aida Margarita Nelson in the amount of \$300,000.00 together with costs and attorney's fees awarded by the bankruptcy and district courts, plus post judgment interest (the "Judgment").

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to the Bankruptcy Court Order, the United States Marshals Service will sell the Property at public action, including all the right, title and interest of Defendant Aida Margarita Nelson in the above-described Property on the first Tuesday of the month, being **September 1, 2026, between the hours of 10:00 AM and 4:00 PM**, at the west porch of the Atascosa County Courthouse or an auction area in Atascosa County, Texas otherwise designated by the Atascosa County Judge. The sale of the Property will be to the highest bidder, by cashier's check made payable to the United States Marshals Service. The Trustee may credit bid, as it may direct the United States Marshals Service, up to the full amount of the Judgment.

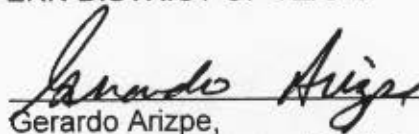
Upon receipt of the entire purchase price the United States Marshals Service shall execute and deliver a deed conveying the Property "as is, where is" without any warranties expressed or implied and subject to any and all encumbrances to the

successful bidder. Any questions regarding the Property can be directed to the United States Marshals Service, 262 W. Nueva St., San Antonio, TX 78207, (210)332-6800.

Dated this 17th day of July 2026.

UNITED STATES MARSHAL
WESTERN DISTRICT OF TEXAS

BY:



Gerardo Arizpe,
Deputy United States Marshal
Western District of Texas

EXHIBIT A
LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 4.0197 ACRES, (175,096 SQUARE FEET), BEING A PORTION OF ORIGINAL LOT 265, CITY OF PLEASANTON, AN ADDITION IN ATASCOSA COUNTY, TEXAS, ALONG WITH AND IN ADDITION TO LOTS 1 THROUGH 6, BLOCK 3, AND THE EAST HALF OF SECOND STREET, SPRADLIN ADDITION TO THE CITY OF PLEASANTON, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SHEET 16-A, NEW PLAT CABINET, PLAT RECORDS OF ATASCOSA COUNTY, TEXAS, ALONG WITH AND IN ADDITION TO LOTS 24 THROUGH 28, DALTON STREET AND A PORTION OF FRANKS STREET, GREENFIELD ADDITION TO THE CITY OF PLEASANTON, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SHEET 55-A, NEW PLAT CABINET, PLAT RECORDS OF ATASCOSA COUNTY, TEXAS, SAID 4.0197 ACRE TRACT OF LAND BEING COMPRISED OF THOSE CERTAIN TEN TRACTS OF LAND AS CONVEYED TO JACK CARROLL STRANGE, JR., BY INSTRUMENT RECORDED IN DOCUMENT CF NO. 172954 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, SAID 4.0197 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT CF NUMBER 172954 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS).

COMMENCING at a calculated point for the intersection of the east right-of-way line of US Highway 281, (Right-of-Way Varies), with the south right-of-way line of Sanchez Street, (Platted as Madison Avenue, 50.00 Foot Right-of-Way), same being the northwest corner of that certain called 0.06 acre tract of land as conveyed to Regina K. Rakowitz by instrument recorded in Document CF No.117887 of the Official Public Records of Atascosa County, Texas;

Thence, N 88°57'00" E, along the south right-of-way line of Sanchez Street, same being the common line of said 0.06 Acre Tract, a distance of 55.00 feet to a calculated point for the intersection of the south right-of-way line of Sanchez Street with the centerline of Second Street, same being the northeast corner of said 0.06 Acre Tract, same being the most northerly northwest corner and POINT OF BEGINNING of the herein described tract, from which a ½" iron rod found for reference bears, N 76°31'49" W, a distance of 1.78 feet;

Thence, N 88°57'00" E, along the south right-of-way line of Sanchez Street, pass at a distance of 30.00.00 feet a ½" iron rod found for the intersection of the south right-of-way line of Sanchez Street with the east right-of-way line of Second Street, same being the northwest corner of said Lot 1, and continuing for a total distance of 330.00 feet to a capped, (Precision Surveyors), iron rod set for the northwest corner of that certain tract of land being Lot 7, Block 3, of said Spradlin Addition, as conveyed to Mary Salazar Staples by instrument recorded in Document CF No. 88564 of the Official Public Records of Atascosa County, Texas, same being the northeast corner of said Lot 6, same being the northeast corner of the herein described tract,

Thence, S 01°03'00" E, along the common line of said Lots 6 and 7, pass at a distance of 133.00 feet a calculated point on the north right-of-way line of Franks Street, for the south common corner of said Lots 6 and 7, same being the northwest corner of that certain tract of land being a portion of Franks Street as conveyed to Mary Salazar Staples by instrument recorded in Document CF No. 88564 of the Official Public Records of Atascosa County, Texas, and continuing for a total distance of 152.66 feet to a calculated point on the centerline of Franks Street for the southwest corner of said Staples Tract, same being a corner of the herein described tract, from which a fence corner post found for reference bears, S 49°52'17" W, a distance of 0.50 feet;

Thence, N 89°20'11" E, along the centerline of Franks Street, pass at a distance of 50.00 feet a calculated point for the southeast corner of said Staples Tract, and continuing for a total distance of 59.78 feet to a calculated point for a corner of the herein described tract, from which a fence post found for reference bears, S 69°11'44" W, a distance of 0.52 feet;

Thence, S 00°26'00" E, across Franks Street, pass at a distance of 20.06 feet a calculated point for the north common corner of said Lot 28, and Lot 5, of said Greenfield Addition, and continuing with the common line of said Lots 28 through 24, same being the common line of said Lot 5 and Lots 4 through 1, of said Greenfield Addition, for a total distance of 375.07 feet to a capped, (Precision Surveyors), iron rod set on the south line of said Greenfield Addition, same being the north line of the remainder of said Original Lot 265, for the south common corner of said Lots 1 and 24, same being the southeast corner of the herein described tract;

Thence, S 89°43'00" W, along the south line of said Greenfield Addition, same being the north line of the remainder of said Original Lot 265, pass at a distance of 142.10 feet a calculated point for southwest corner of said Lot 24, same being the southern terminus of the east right-of-way line of Dalton Street, and continuing for a total distance of 182.18 feet to a capped, (Precision Surveyors), iron rod set on the east right-of-way line of the S. A. U. & G. Railroad, (150.00 Foot Right-of-Way), as designated by instrument recorded in Volume 34, Page 35, of the Deed Records of Atascosa County, Texas, on the arc of a curve to the right, for the southern terminus of the west right-of-way line of Dalton Street, same being the southwest corner of the herein described tract;

Thence, Northwesterly, along the east right-of-way line of the S. A. U. & G. Railroad, with the arc of said curve to the right, having an included angle of 15°24'30", a radius of 1794.68 feet, a chord that bears, N 36°21'30" W, a chord distance of 481.18 feet, for an arc distance of 482.63 feet to a capped, (Precision Surveyors), iron rod set on the south line of said Spradlin Addition for the southwest corner of the remainder of that certain tract of land as conveyed to Eduardo Ramirez by instrument recorded in Volume 125, Page 143, of the Deed Records of Atascosa County, Texas, same being the most westerly northwest corner of the herein described tract;

Thence, N 88°57'00" E, along the south line of said Spradlin Addition, same being the common line of the remainder of said Ramirez Tract, a distance of 74.53 feet to a capped, (Precision Surveyors), iron rod set on the centerline of Second Street for southeast corner of said Ramirez Tract, same being a corner of the herein described tract;

Thence, N 01°03'00" W, along the centerline of Second Street, same being the common line of the remainder of said Ramirez Tract, pass at a distance of 88.00 feet a calculated point for the northeast corner of the remainder of said Ramirez Tract, same being the southeast corner of said 0.06 Acre Tract, and continuing for a total distance of 133.00 feet to the POINT OF BEGINNING and containing 4.0197 acres or 175,096 square feet of land, more or less.