

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given of a public nonjudicial foreclosure sale under the Deed of Trust described below.

Date of this Notice: August 7, 2026

Substitute Trustee(s): MATTHEW BADDERS
or ANDY AELVOET
or GEORGE ANN HARPOLE MAIXNER
or LAURA GONZALEZ

Substitute Trustee's Address: (as shown below)

Note: Promissory Note dated April 14, 2023, in the original principal amount of \$494,625.00, executed by SALMERON EXPRESS LLC and payable to the order of Security State Bank

Deed of Trust:

Dated: April 14, 2023

Grantor: SALMERON EXPRESS LLC

Original Trustee: Mike Wilson

Beneficiary/Lender: Security State Bank, a Texas bank

Recording: Document No. 233225, Official Public Records of Atascosa County, Texas

FILED 3:39 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

AUG - 7 2026

ATASCOSA COUNTY, TEXAS
BY ec DEPUTY

Property to Be Sold. The real property, together with all improvements, encumbered by the Deed of Trust, being more particularly described as follows (and commonly known as 1124 Second Street, Pleasanton, Texas 78064):

Being 1.08 acres, more or less, being the East five (5) feet of Lot One (1) and all of Lots Two (2) through Fourteen (14), inclusive, Block 35, North Pleasanton Addition, City of Pleasanton, Atascosa County, Texas, as per Plat of record on Sheet 47-B (NPC), Map and Plat Records of Atascosa County, Texas, and being more particularly described on Exhibit "A" attached thereto and made a part hereof for all purposes.

Date of Sale: Tuesday, September 1, 2026

Time of Sale. The sale will begin no earlier than 11:00 a.m. and no later than three (3) hours thereafter. The sale will be completed no later than 4:00 p.m.

Place of Sale. Atascosa County Courthouse, 1 Courthouse Circle Drive, Jourdanton, Texas 78026, being the west porch of the courthouse, which is the area designated by the Commissioners Court of Atascosa County, Texas for the conduct of such sales; or, if no such area has been designated or that designation is no longer in effect, the area most recently designated by the Commissioners Court pursuant to section 51.002 of the Texas Property Code.

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.

Default and Acceleration. Default has occurred in the payment and performance of the indebtedness and obligations secured by the Deed of Trust. Because of that default, Security State Bank, the owner and holder of the Note and the beneficiary under the Deed of Trust, has accelerated the maturity of the Note, declared the entire unpaid principal balance and all accrued and unpaid interest immediately due and payable, and has requested Matthew Badders, the Substitute Trustee, to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Security State Bank's bid may be made by credit against the indebtedness secured by the Deed of Trust up to the amount of the unpaid debt at the time of sale. Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust. The sale will convey only such title as the Substitute Trustee is authorized to convey and is made subject to all prior liens, encumbrances, and other 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.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the Beneficiary's attorney.


Matthew Badders, Substitute Trustee
c/o Drought, Drought & Bobbitt, LLP
1616 Avenue M, Suite 101
Hondo, Texas 78861