

NOTICE OF FORECLOSURE SALE

September 8, 2026

SEP 8 2026

Deed of Trust:

ATASCOSA COUNTY, TEXAS
BY EC DEPUTY

Dated: May 21, 2004

Grantor: RONNIE JIMMIE and wife, CYNTHIA C. JIMMIE

Trustee: MICHAEL D. TIGER

Lender: SEMINOLE TRIBE OF FLORIDA

Recorded in: Book 274, Page 616, Official Public Records of Atascosa County, Texas

Legal Description:

Being a 0.997 acre tract of land, more or less, out of the J. MATTER SURVEY NO. 442, Abstract No. 573, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin in the South Right of Way line of U.S. Highway No. 81 for the Northwest corner of this tract, said corner being North 60 deg. 56 min. East 192.2 feet from the intersection of said Highway 81 South Right of Way line with the East Right of Way line of State Farm Road No. 1518;

THENCE North 60 deg 56 min. East 166.2 feet along said Highway 81 South Right of Way line to an iron pin for the Northeast corner;

THENCE South 1 deg. 13 min. East 334.0 feet to an iron pin for the Southeast corner;

THENCE North 89 deg. 17 min. West 150.5 feet to an iron pin for the Southwest corner;

THENCE North 00 deg. 26 min. West 251.3 feet to the PLACE OF BEGINNING. And being the same property described in that certain Warranty Deed executed by Edward E. Blume, Jr., et ux, to Bill W. Rhodes and wife, Eva Rhodes, dated April 14, 1966, and appearing of record in Vol. 308, Page 473 of the Deed Records of Atascosa County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$106,972.00 executed by RONNIE JIMMIE and wife, CYNTHIA C. JIMMIE ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described herein, and all rights and appurtenances thereto.

Substitute Trustee: Thomas P. Cate

Substitute Trustee's Address: P. O. Box 216
Lytle, Texas 78052

Foreclosure Sale:

Date: October 6, 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: The West porch of the Atascosa County Courthouse, Jourdanton, Texas, or an auction area in Atascosa County, Texas otherwise designated by the Atascosa County Commissioners' Court.

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 SEMINOLE TRIBE OF FLORIDA'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, SEMINOLE TRIBE OF FLORIDA, 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 SEMINOLE TRIBE OF FLORIDA's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with SEMINOLE TRIBE OF FLORIDA'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 all of CYNTHIA C. JIMMIE's interest in and to the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If SEMINOLE TRIBE OF FLORIDA 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Prospective bidders are further advised that there is a probate procedure pending in Cause No. 8050, Atascosa County Court, pertaining to the Estate of RONNIE JIMMIE.

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.

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.


Thomas P. Cate
Substitute Trustee

Certificate of Posting

My name is THOMAS P. CATE, and my address is P. O. Box 216, Lytle, Texas 78052. I declare under penalty of perjury, that on September 8, 2026, I filed at the office of the Atascosa County Clerk, and caused to be posted at the Atascosa County Courthouse, this Notice of Sale.


Thomas P. Cate
Declarant's Name

Date: September 8, 2026