

FILED FOR RECORD
at 10:09 o'clock A.M

APR 13 2026

Ricardo Alvarado
COUNTY & DISTRICT CLERK, KINNEY CO.

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: January 31, 2025

Grantor: KASOWSKI ENTERPRISES, LLC, a Texas limited liability company

Trustee: JUSTIN G. ROBERTS

Lender: RT RANCHES, LLC, a Texas limited liability company

Recorded in: Instrument No. 0000079234 in the Official Public Records of Kinney County, Texas

Property: Being 153.686 acres of land out of Kinney County, Texas; said 153.686 acres more particularly described on Exhibit "A" attached hereto and made a part of this instrument for all purposes.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$585,173.00, executed by KASOWSKI ENTERPRISES, LLC, a Texas limited liability company ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 5, 2026

Time: 10:00 A.M. or within three hours thereafter

Place: Kinney County Courthouse, 501 S Ann St., Brackettville, Texas 78832, or any such place so designated by the Kinney County Commissioners for the place for such sales

Terms: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: FRANK WAYNE HARLOS
P.O. Box 681
Mathis, Texas 78368

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, Lender has requested Substitute Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time, and Place

for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Lender 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 for the first sale of the day held by Substitute Trustee.

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.

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.

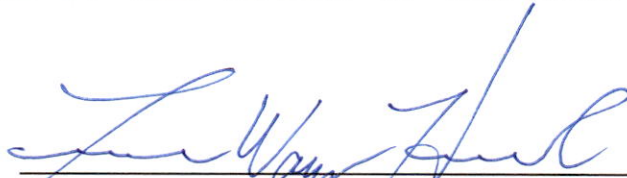

FRANK WAYNE HARLOS, Substitute Trustee

Exhibit "A"
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TRACT 7

LEGAL DESCRIPTION: Being 69.282 acres of land out of the Kinney County School Land Survey No. 657, Abstract No. 953 in Kinney County, Texas and being a portion of that certain 1385.014 acre tract described in Doc. 79060 of the Official Public Records of said Kinney County, Texas; Said 69.282 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in November & December 2024:

BEGINNING at a ¾" iron rod at a fence corner post found in the east line of that certain 2004.81 acre tract described in Volume 202, Page 68 of said Official Public Records for the southwest corner of the remaining portion of that certain 3012.283 acre tract described in Volume 260, Page 255 of said Official Public Records, the northwest corner of said 1385.014 acre tract and the northwest corner hereof;

THENCE North 86°04'06" East a distance of 2976.08 feet along the north line of said 1385.014 acre tract to a 1/2" iron rod with cap set in the west line of that certain 16.715 acre tract described in Doc. #79064 of said Official Public Records for a corner of said 1385.014 acre tract, for the southwest corner of Tract 10 as surveyed by Cross Texas Land Services Inc and a corner hereof;

THENCE crossing said 1385.014 acre tract, the following 3 courses:

1. North 89°08'19" East a distance of 30.03 feet along the south line of said Tract 10 to a calculated point for the northwest corner of Tract 11 as surveyed by Cross Texas Land Services Inc and the northeast corner hereof and from which a 1/2" iron rod with cap set bears North 89°08'19" East a distance of 30.03 feet;
2. South 02°50'35" West, at a distance of 1067.5 feet along the west line of said Tract 11 pass a calculated point for the southwest corner of said Tract 11 and the northwest corner of Tract 12 as surveyed by Cross Texas Land Services Inc, in all a distance of 1158.65 feet along the west line of said Tract 12 to a calculated point for the northeast corner of Tract 6 as surveyed by Cross Texas Land Services Inc and the southeast corner hereof;
3. North 88°21'28" West, at a distance of 30.0 feet pass a ½" iron rod with cap set in the west line of said 16.715 acre tract, in all a total distance of 2963.19 feet along the north line of said Tract 6 to a cotton spindle set in the common line of said 2004.81 acre tract and said 1385.014 acre tract for the northwest corner of said Tract 6 and the southwest corner hereof and from which a 1" iron rod at a fence corner post found bears South 01°20'34" West a distance of 2489.96 feet;

THENCE North 01°20'34" East a distance of 868.04 feet along the common line of said 2004.81 acre tract and said 1385.014 acre tract to the **POINT OF BEGINNING** containing 69.282 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "CTLS".

Exhibit "A"
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TRACT 8

LEGAL DESCRIPTION: Being 84.404 acres of land out of the Kinney County School Land Survey No. 657, Abstract No. 953 and the Kinney County School Land Survey No. 718, Abstract No. 951 in Kinney County, Texas and being a portion of that certain 1385.014 acre tract described in Doc. 79060 of the Official Public Records of said Kinney County, Texas; Said 84.404 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in November & December 2024:

BEGINNING at a ½" iron rod with cap set in the common line of the T. C. R. R. Co. Survey No. 719, Abstract No. 1107 and said Survey No. 718 and in the common line of that certain 891.036 acre tract described in Volume 219, Page 438 of said Official Public Records and that certain 3012.283 acre tract described in Volume 260, Page 255 of said Official Public Records for the northeast corner of said 1385.014 acre tract and the northeast corner hereof and from which a ¾" iron rod found bears North 01°01'49" East a distance of 2086.74 feet;

THENCE South 01°01'49" West a distance of 558.35 feet along the common line of said 891.036 acre tract and said 3012.283 acre tract and the east line of said 1385.014 acre tract to a ¾" iron rod found for the southwest corner of said 891.036 acre tract and the northwest corner of that certain 438.448 acre tract described in Volume 244, Page 152 of said Official Public Records;

THENCE South 00°44'34" West a distance of 1319.11 feet along the common line of said 438.448 acre tract and said 3012.283 acre tract and the east line of said 1385.014 acre tract to a ½" iron rod with cap set for the northeast corner of Tract 9 as surveyed by Cross Texas Land Services Inc and the northeast corner hereof and from which a ¾" iron rod found for the southwest corner of said 438.448 acre tract and the northwest corner of that certain 630.1832 acre tract described in Volume 161, Page 60 of said Official Public Records bears South 00°44'34" West a distance of 692.98 feet;

THENCE North 88°30'10" West a distance of 3170.57 feet crossing said 1385.014 acre tract and along the north line of said Tract 9 to a 1/2" iron rod with cap set in the west line of said 1385.014 acre tract for the northwest corner of said Tract 9 and the southwest corner hereof;

THENCE along the west and north lines of said 1385.014 acre tract, the following 3 courses:

1. North 01°46'40" East a distance of 257.65 feet to a 1/2" iron rod with cap set;
2. North 08°19'21" West a distance of 852.95 feet to a 1/2" iron rod with cap set;
3. North 90°00'00" East a distance of 3303.11 feet to the **POINT OF BEGINNING** containing 84.404 acres more or less, and as shown hereon.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "CTLS".