

FILED FOR RECORD  
at 9:51 o'clock AM

APR 13 2026

Ricardo Alvarado  
COUNTY & DISTRICT CLERK, KINNEY CO.

## NOTICE OF FORECLOSURE SALE

### Deed of Trust:

**Dated:** December 27, 2024

**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. 0000079158 in the Official Public Records of Kinney County, Texas

**Property:** Being 295.096 acres of land out of Kinney County, Texas; said 295.096 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 \$1,171,847.80, 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.

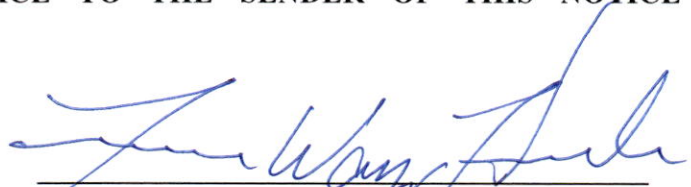
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 9**

**LEGAL DESCRIPTION:** Being 85.551 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 85.551 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 1/2" iron rod with cap set in the common line of the T. C. R. R. Co. Survey No. 730, Abstract No. 1266 and said Survey No. 657 and in the common line of that certain 438.448 acre tract described in Volume 244, Page 152 of said Official Public Records and that certain 3012.283 acre tract described in Volume 260, Page 255 of said Official Public Records and the east line of said 1385.014 acre tract for the southeast corner of Tract 8 surveyed by Cross Texas Land Services Inc and the northeast corner hereof and from which a 3/4" iron rod found bears North 00°44'34" East a distance of 626.13 feet and a 1/2" iron rod with cap set for the northeast corner of said 1385.014 acre tract bears North 00°52'42" East a distance of 1184.47 feet;

**THENCE** South 00°44'34" West a distance of 692.98 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 3/4" 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;

**THENCE** South 00°49'13" West a distance of 388.46 feet along the common line of said 630.1832 acre tract and said 3012.283 acre tract and the east line of said 1385.014 acre tract to a 1/2" iron rod with cap set for the northeast corner of Tract 10 as surveyed by Cross Texas Land Services Inc and the northeast corner hereof;

**THENCE** South 88°15'42" West a distance of 3195.55 feet crossing said 1385.014 acre tract and along the north line of said Tract 10 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 10 and the southwest corner hereof;

**THENCE** North 01°46'40" East a distance of 1261.73 feet along the north line of said 1385.014 acre tract to a 1/2" iron rod with cap set for the southwest corner of said Tract 8 and the northwest corner hereof;

**THENCE** South 88°30'10" East a distance of 3170.57 feet crossing said 1385.014 acre tract and along the south line of said Tract 8 to the **POINT OF BEGINNING** containing 85.551 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 10**

**LEGAL DESCRIPTION:** Being 105.422 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 105.422 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. 730, Abstract No. 1266 and said Survey No. 657 and in the common line of that certain 630.1832 acre tract described in Volume 161, Page 60 of said Official Public Records and that certain 3012.283 acre tract described in Volume 260, Page 255 of said Official Public Records and the east line of said 1385.014 acre tract for the southeast corner of Tract 9 surveyed by Cross Texas Land Services Inc and the northeast corner hereof and from which a ¾" iron rod found bears North 00°49'13" East a distance of 388.46 feet and a ½" iron rod with cap set for the northeast corner of said 1385.014 acre tract bears North 00°49'37" East a distance of 2265.91 feet;

**THENCE** South 00°49'13" West a distance of 820.40 feet along the common line of said 630.1832 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 11 as surveyed by Cross Texas Land Services Inc and the northeast corner hereof;

**THENCE** crossing said 1385.014 acre tract and along the north line of said Tract 11, the following 4 courses:

1. South 63°32'20" West a distance of 1447.75 feet to a 1/2" iron rod with cap set;
2. South 18°22'05" West a distance of 219.20 feet to a 8" fence corner post found;
3. South 85°42'15" West a distance of 1815.10 feet to a 1/2" iron rod with cap set;
4. South 89°08'19" West, at 30.04 feet pass a calculated point for the northwest corner of said Tract 11 and the northeast corner of Tract 7 surveyed by Cross Texas Land Services Inc, in all a total distance of 60.07 feet to a 1/2" iron rod with cap set for a corner of said 1385.014 acre tract for the southwest corner hereof;

**THENCE** North 01°46'40" East a distance of 1696.19 feet along the north line of said 1385.014 acre tract to a ½" iron rod with cap set for the southwest corner of said Tract 9 and the northwest corner hereof;

**THENCE** North 88°15'42" East a distance of 3195.55 feet crossing said 1385.014 acre tract and along the south line of said Tract 9 to the **POINT OF BEGINNING** containing 105.422 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 11**

**LEGAL DESCRIPTION:** Being 104.123 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 104.123 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. 730, Abstract No. 1266 and said Survey No. 657 and in the common line of that certain 630.1832 acre tract described in Volume 161, Page 60 of said Official Public Records and that certain 3012.283 acre tract described in Volume 260, Page 255 of said Official Public Records and the east line of said 1385.014 acre tract for the southeast corner of Tract 10 surveyed by Cross Texas Land Services Inc and the northeast corner hereof and from which a ¾" iron rod found bears North 00°49'13" East a distance of 1190.86 feet and a ½" iron rod with cap set for the northeast corner of said 1385.014 acre tract bears North 00°49'37" East a distance of 3068.31 feet;

**THENCE** along the common line of said 630.1832 acre tract and said 3012.283 acre tract and the east line of said 1385.014 acre tract, the following 2 courses:

1. South 00°49'13" West a distance of 194.28 feet to a ¾" iron rod found;
2. South 00°49'58" West a distance of 1933.82 feet to a 1/2" iron rod with cap set for the northeast corner of Tract 12 as surveyed by Cross Texas Land Services Inc and the northeast corner hereof;

**THENCE** crossing said 1385.014 acre tract, the following 6 courses:

1. North 88°42'41" West, at a distance of 3198.05 feet pass a ½" iron rod with cap set, in all a total distance of 3228.04 feet along the north line of said Tract 11 to a calculated point in the east line of Tract 7 surveyed by Cross Texas Land Services Inc for the northwest corner of said Tract 12 and the southwest corner hereof;
2. North 02°50'35" East a distance of 1067.05 feet along the east line of said Tract 7 to a calculated point in the south line of said Tract 10 for the northeast corner of said Tract 7 and the northwest corner hereof and from which a 1/2" iron rod with cap set bears South 89°08'19" West a distance of 30.03 feet;
3. Continuing along the south line of said Tract 10, North 89°08'19" East a distance of 30.03 feet to a 1/2" iron rod with cap set;
4. North 85°42'15" East a distance of 1815.10 feet to a 8" fence corner post found;
5. North 18°22'05" East a distance of 219.20 feet to a 1/2" iron rod with cap set;
6. North 63°32'20" East a distance of 1447.75 feet to the **POINT OF BEGINNING** containing 104.123 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".