

OCT 28 2025

NOTICE OF FORECLOSURE SALE

ATASCOSA COUNTY, TEXAS
BY S. Ochoa DEPUTY

Deed of Trust:

Dated: October 20, 2021

Grantor: MIGUEL A. RAMIREZ III

Trustee: ELROY E. KIECKE, JR.

Lender: SOUTHWEST TEXAS LAND HOLDINGS, LLC, a Texas limited liability company

Recorded in: Document No. 219266 in the Official Public Records of Atascosa County, Texas

Property: BEING THE SURFACE ESTATE ONLY in and to a 5.27 acre tract or parcel of land, together with any improvements thereon, and being Tract No. 18 in Legacy Ranch, a recorded subdivision in Atascosa County, Texas, according to the plat thereof recorded as Document No. 202100019 in the Plat Records of Atascosa County, Texas. A PORTION OF THE PROPERTY IS OR MAY BE LOCATED IN THE 100 YEAR FLOOD PLAIN.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$84,000.00, executed by MIGUEL A. RAMIREZ III ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, December 2, 2025

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

Place: The West Porch of the Atascosa County Courthouse, 1 Courthouse Circle Dr, Jourdanton, TX 78026, or any such place so designated by the Atascosa 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: MARK M. CONNALLY, JR.
P.O. Box 91193
San Antonio, Texas 78209

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.

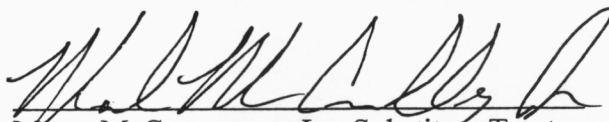
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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


MARK M. CONNALLY, JR., Substitute Trustee