

Original was:
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at 8:49 o'clock A.M.
Karen E. Page, County Clerk, Kimble County, Texas

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

See attached Exhibit "A", together with the rights, appurtenances, and improvements thereto and certain other personal property as more particularly described in the Deed of Trust, Security Agreement, and Assignment of Rents, Leases, Incomes, and Agreements (hereafter "Deed of Trust") referenced herein.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, June 2, 2026**

Time: The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter. The sale shall be completed by no later than **4:00 P.M.**

Place: **On the steps on the west side of the Kimble County Courthouse and adjacent foyer, located at 501 Main Street, Junction, Texas 76849, or if the proceeding area is no longer the designated area, pursuant to Section 51.002 of the Texas Property Code, at the area most recently designated by the County Commissioner's Court of Kimble County, Texas.**

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The 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 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.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust executed by S.I.B., Inc., a Texas corporation ("Borrower") to Chris S. Quillin, Trustee, for the benefit of Ironwood Lending, LLC, a Texas limited liability company ("Lender") dated July 3, 2025, and recorded under Document Number 00000061783 of the Public Records of Kimble County, Texas.

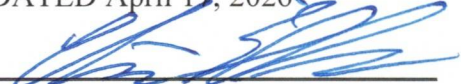
5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Real Estate Lien Note in the original principal amount of \$1,100,000.00, executed by Borrower, and payable to the order of Lender ("Note"), and all renewals, modifications, and extensions of the Note.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary:

Ironwood Lending, LLC
Attn: Tim Kahle
514 Lockwood Drive
Richardson, Texas 75080
(214) 499-1365


6. Default and Request To Act. Default has occurred under the Deed of Trust, and the Beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

DATED April 17, 2026


Chris S. Quillin, Substitute Trustee
500 N. Akard Street, Suite 2700
Dallas, Texas 75201
(214) 706-4221

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by Chris S. Quillin, Substitute Trustee, on the 17th day of April, 2026.


Notary Public, State of Texas
Notary ID#: 13435602-5

