

Original was:
Filed April 28, 2026
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.

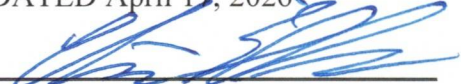
5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Real Estate Lien Note in the original principal amount of \$1,100,000.00, executed by Borrower, and payable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

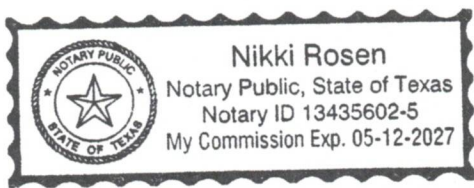


EXHIBIT "A"

BEING 12.75 ACRES OF LAND OF WHICH 0.38 OF ONE ACRE IS A PART OF THE J. L. WITTER SURVEY NO. 62, ABSTRACT NO. 720, AND 12.37 ACRES ARE A PART OF THE SIMEON GLENN SURVEY NO. 63, ABSTRACT NO. 135, ALL LYING AND BEING SITUATED IN KIMBLE COUNTY, TEXAS. THE SAID 12.75 ACRE TRACT ALSO BEING A PART OF THE LANDS DESCRIBED AS 17.17 ACRES IN A DEED FROM MURPO INDUSTRIES, INC. TO S.I.B., INC. DATED 1 JULY 1988 AND RECORDED IN VOLUME 115, PAGE 295, OF THE DEED RECORDS OF KIMBLE COUNTY, TEXAS. THE SAID 12.75 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF A TRACT DESCRIBED AS 3.10 ACRES IN A DEED FROM PARDCO, LLC TO INGRAM CONCRETE, LLC DATED 19 DECEMBER 2017 AND RECORDED IN VOLUME 89, PAGE 89, OF THE OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS, AND IN THE NORTH LINE OF THE ABOVE MENTIONED 17.17 ACRE TRACT FROM WHICH A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID 17.17 ACRE TRACT BEARS NORTH 46° 02' 42" WEST A DISTANCE OF 35.12 FEET AND A 2" STEEL PIPE GATE POST BEARS SOUTH 00° 11' 44" WEST A DISTANCE OF 6.96 FEET;

THENCE IN A SOUTHERLY AND SOUTHEASTERLY DIRECTION WITH THE EAST LINE OF THE SAID 3.10 ACRE TRACT AND GENERALLY ALONG THE WEST AND SOUTHWEST SIDE OF A PRESENTLY EXISTING ROADWAY AS FOLLOWS,

SOUTH 00° 11' 44" WEST A DISTANCE OF 292.94 FEET TO A FOUND 5/8" IRON ROD,

SOUTH 8° 19' 50" WEST A DISTANCE OF 88.58 FEET TO A FOUND 5/8" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT,

ALONG SAID CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 6° 53' 27" EAST A DISTANCE OF 226.71 FEET) WHOSE RADIUS IS 620.19 FEET AND WHOSE CENTRAL ANGLE IS 21° 03' 46" AN ARC DISTANCE OF 227.99 FEET TO A FOUND 5/8" IRON ROD,

SOUTH 37° 08' 13" EAST A DISTANCE OF 248.91 FEET TO A FOUND 5/8" IRON ROD, SOUTH 6° 59' 09" EAST A DISTANCE OF 129.62 FEET TO A FOUND 5/8" IRON ROD, SOUTH 25° 13' 17" EAST A DISTANCE OF 85.92 FEET TO A FOUND 5/8" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT,

ALONG SAID CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 36° 47' 47" EAST A DISTANCE OF 142.02 FEET) WHOSE RADIUS IS 300.79 FEET AND WHOSE CENTRAL ANGLE IS 27° 18' 36" AN ARC DISTANCE OF 143.37 FEET TO A FOUND 5/8" IRON ROD AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT,

ALONG SAID CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 67° 24' 17" EAST A DISTANCE OF 109.40 FEET) WHOSE RADIUS IS 187.59 FEET AND WHOSE CENTRAL ANGLE IS 33° 54' 22" AN ARC DISTANCE OF 111.01 FEET TO A 2" STEEL PIPE POST AT THE SOUTH SIDE OF A GATEWAY IN A PRESENTLY EXISTING METAL FENCE;

THENCE SOUTH 00° 28' 06" WEST WITH SAID METAL FENCE A DISTANCE OF 83.79 FEET TO THE NORTH RIGHT OF WAY LINE OF F. M. HIGHWAY NO. 2169, A POINT ON THE CONCRETE BASE OF A 2" STEEL PIPE FENCE POST AT THE END OF SAID METAL FENCE 0.23 OF ONE FOOT SOUTH OF SAID POST, FROM WHICH A CONCRETE HIGHWAY RIGHT OF WAY MARKER BEARS SOUTH 88° 11' 44" WEST A DISTANCE OF 82.52 FEET;

THENCE NORTH 88° 11' 44" EAST WITH THE NORTH RIGHT OF WAY LINE OF F. M. HIGHWAY NO. 2169, SAME BEING THE SOUTH LINE OF THE ABOVE MENTIONED 17.17 ACRE TRACT, A DISTANCE OF 323.96 FEET TO THE SOUTHEAST CORNER OF THE 17.17 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT, A POINT IN A PAVED ROAD ENTRANCE FROM WHICH A CONCRETE NAIL IN THE ASPHALT PAVEMENT IS SOUTH 00° 15' 36" EAST A DISTANCE OF 0.27 OF ONE FOOT;

THENCE NORTH 00° 15' 36" WEST WITH THE EAST LINE OF THE SAID 17.17 ACRE TRACT, IN A PAVED ROADWAY, A DISTANCE OF 798.45 FEET TO A 5/8" IRON ROD SET IN PAVEMENT FOR THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF A 0.55 OF ONE ACRE TRACT;

THENCE WITH THE SOUTH AND WEST LINES OF THE SAID 0.55 OF ONE ACRE TRACT AS FOLLOWS, SOUTH 89°44' 24" WEST A DISTANCE OF 262.58 FEET TO A SET 5/8" IRON ROD, NORTH 46° 02' 42" WEST A DISTANCE OF 113.30 FEET TO A FOUND 5/8" IRON ROD AT A CORNER IN THE NORTH LINE OF THE SAID 17.17 ACRE TRACT;

THENCE NORTH 46° 02' 42" WEST WITH THE NORTH LINE OF THE SAID 17.17 ACRE TRACT A DISTANCE OF 524.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.75 ACRES OF

LAND. TRACT II: (EASEMENT)

BEING AN EASEMENT FOR INGRESS AND EGRESS PURPOSES, OVER, ON, ACROSS, AND THROUGH THE TRACT DESCRIBED AS 17.17 ACRES IN A DEED FROM MURPO INDUSTRIES, INC. TO S.I.B., INC. DATED 1 JULY 1988 AND RECORDED IN VOLUME 115, PAGE 295, OF THE DEED RECORDS OF KIMBLE COUNTY, TEXAS. THE EASEMENT IS DESCRIBED IN TWO PARTS, THE FIRST PART BEING 20.00 FEET IN WIDTH AND LYING 10.00 FEET EACH SIDE OF THE CENTERLINE AND THE SECOND PART BEING 25.00 FEET IN WIDTH AND ADJOINING AND LYING TO THE NORTHEAST AND EAST OF THE LINE DESCRIBED WHICH LINE IS THE NORTHEAST AND EAST LINE OF A 3.10 ACRE PARCEL WHICH THE EASEMENT SERVES AND WHICH 3.10 ACRE PARCEL WAS A PART OF THE SAID 17.17 ACRE TRACT.

FIRST PART

BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY LINE OF F. M. HIGHWAY NO. 2169, SAME BEING THE SOUTH LINE OF THE SAID 17.17 ACRE TRACT, FROM WHICH POINT THE SOUTHEAST CORNER OF THE SAID

17.17 ACRE TRACT BEARS NORTH 88° 11' 44" EAST A DISTANCE OF 12.04 FEET AND A CORNER FENCE POST IN THE PRESENTLY EXISTING NORTH RIGHT OF WAY FENCE OF SAID HIGHWAY BEARS NORTH 88° 11' 44" EAST A DISTANCE OF 26.86 FEET;

THENCE NORTH 00° 15' 36" WEST A DISTANCE OF 33.09 FEET;

THENCE NORTH 80° 47' 42" WEST A DISTANCE OF 314.00 FEET TO A POINT IN THE CENTER OF A GATEWAY IN THE PRESENTLY EXISTING METAL FENCE FOR THE END OF THIS PART FROM WHICH A 2" STEEL PIPE POST, THE MOST EASTERLY NORTHEAST CORNER OF THE ABOVE MENTIONED 3.10 ACRE TRACT, AT THE SOUTH SIDE OF SAID GATEWAY BEARS SOUTH 5° 38' 49" WEST A DISTANCE OF 10.08 FEET.

SECOND PART

BEGINNING AT A 2" STEEL PIPE POST, THE MOST EASTERLY NORTHEAST CORNER OF THE SAID

3.10 ACRE TRACT, AT THE SOUTH SIDE OF A GATEWAY IN THE PRESENTLY EXISTING METAL FENCE;

THENCE IN A NORTHWESTERLY AND NORTHERLY DIRECTION WITH THE NORTHEAST AND EAST LINES OF THE SAID 3.10 ACRE TRACT AS FOLLOWS.

WITH A CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 67° 24' 17" WEST A DISTANCE OF 109.40 FEET) WHOSE RADIUS IS 187.59 FEET AND WHOSE CENTRAL ANGLE IS 33° 54' 22" AN ARC DISTANCE OF 111.01 FEET TO A SET 5/8" IRON ROD AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT,

WITH SAID CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 36° 47' 47" WEST A DISTANCE OF 142.02 FEET) WHOSE RADIUS IS 300.79 FEET AND WHOSE CENTRAL ANGLE IS 27° 18' 36" AN ARC DISTANCE OF 143.37 FEET TO A SET 5/8" IRON ROD,

NORTH 25° 13' 17" WEST A DISTANCE OF 85.92 FEET TO A SET 5/8" IRON ROD, NORTH 6° 59' 09" WEST A DISTANCE OF 129.62 FEET TO A SET 5/8" IRON ROD.

NORTH 37° 08' 13" WEST A DISTANCE OF 248.91 FEET TO A SET 5/8" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,

WITH SAID CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 6° 53' 27" WEST A DISTANCE OF 226.71 FEET) WHOSE RADIUS IS 620.19 FEET AND WHOSE CENTRAL ANGLE IS 21° 03' 46" AN ARC DISTANCE OF 227.99 FEET TO A SET 5/8" IRON ROD,

NORTH 8° 19' 50" EAST A DISTANCE OF 88.58 FEET TO A SET 5/8" IRON ROD, NORTH 00° 11' 44" EAST A DISTANCE OF 292.94 FEET TO A SET 5/8" IRON ROD FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE SAID 3.10 ACRE TRACT AND THE END OF THIS EASEMENT.