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SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By: Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

DATE: November 6, 2026

Notice is hereby given that the Property described below shall be sold at a public auction on the date, at the time, and in accordance with the terms contained in this notice and the applicable laws of the state of Texas.

PROMISSORY NOTE

Promissory Note dated November 17, 2022, in the original principal amount of $600,000.00, executed by Maverick Express Carriers, LLC, a Texas limited liability company, and payable to the order of Lender

DEED OF TRUST

Date: November 17, 2022

Grantor: Maverick Express Carriers, LLC, a Texas limited liability company

Lender: Juan Manuel Ramirez and Blanca C. Ramirez, 3195 Calle Carr, Eagle Pass, Texas 78852

Recording Information: Deed of Trust recorded on November 22, 2022, under Document No. 2220046, Official Public Records, Maverick County, Texas

Property: The property located in Sunset Ranch Estates, Maverick County, Texas, together with all easement and ingress-egress rights described in the Deed of Trust, as more particularly described in Exhibit "A" to this Notice of Substitute Trustee's Foreclosure Sale.

Trustee: Cgc Ritchie

Substitute Trustee(s): Mary Lisa Mireles, Chinonso E. Osonma, Lisa K. Tilley, Chandler Hamlyn, and Sebastian Sanchez, **ROSENBLATT LAW FIRM, 16731 Huebner Road, San Antonio, Texas 78248**, each of whom may act independently and without joinder of any other trustee or substitute trustee

Date of Sale (first Tuesday of the month): December 1, 2026

Time of Sale: The sale shall be between the hours of 10:00 a.m. and 4:00 p.m.

Place of Sale: At the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852, or in the area designated by the Commissioners Court of Maverick County, Texas, pursuant to Section 51.002 of the Texas Property Code.

Default has occurred under the Note and the Deed of Trust. Grantor failed to cure the default after notice, the cure period has expired, and Lender has accelerated the maturity of the Note. Lender, the owner and holder of the indebtedness evidenced by the Note and secured by the Deed of Trust, has removed any acting Trustee and appointed Substitute Trustee under Section B.1 of the Deed of Trust and Section 51.0075(c) of the Texas Property Code by Appointment of Substitute Trustee dated November 6, 2026, and has requested

Substitute Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by Section 51.002 of the Texas Property Code. Lender may appoint one or more additional or successor substitute trustees under the Deed of Trust to conduct the sale.

Substitute Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the indebtedness secured by the Deed of Trust. The purchase price is payable immediately upon the Substitute Trustee's acceptance of the bid. The sale will begin at the Time of Sale or not later than three hours after that time.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in **"AS IS, WHERE IS"** condition, without any express or implied warranties, except as to the warranties of title provided for under the Deed of Trust. Pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

[Signature Page Follows]

EXECUTED this 6th day of November 2026.

Lisa K. Tilley

Lisa K. Tilley, Substitute Trustee
c/o ROSENBLATT LAW FIRM
16731 Huebner Road
San Antonio, Texas 78248
Telephone: (210) 562-2900
Email: Lisa@ROSENBLATTLAWFIRM.com

AFTER RECORDING, PLEASE RETURN TO:

ROSENBLATT LAW FIRM
Attn: Lisa K. Tilley
16731 Huebner Road
San Antonio, Texas 78248

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

TRACT 1: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 62, A 11.761 ACRE TRACT OUT OF SURVEY NO. 52, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 11.761 acre tract or parcel of land out of and being a part of Survey No. 52, Block 6, I & GN RR Co. Survey, A-658, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of the said 1531.049 acre tract, a 5/8 inch iron rod found in the north line of U.S. Highway No. 277.

THENCE with the north line of the U.S. Highway No. 277 and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 1038.16 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the most southerly southeast corner of this tract.

THENCE continuing with the north line of U.S. Highway No. 277, and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 60.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract. Said point being in the center of a 60 foot access easement.

THENCE with the center of said 60 foot access easement N 20 deg. 27 min. 20 sec. E, 2463.04 feet to a 5/8 inch iron rod set for the northwest corner of this tract, from which point a 5/8 inch iron rod set for reference bears S 69 deg. 32 min. 40 sec. E, 30.00 feet.

THENCE S 69 deg. 32 min. 40 sec. E, 356.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 20 deg. 27 min. 20 sec. W, 1118.18 feet to a 5/8 inch iron rod set for an angle corner of this tract.

THENCE N 69 deg. 32 min. 40 sec. W, 326.00 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE S 20 deg. 27 min. 20 sec. W, 1344.86 feet to the POINT OF BEGINNING, containing 11.761 acres of land.

TRACT 2: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 63, A 10.065 ACRE TRACT OUT OF SURVEY NO. 52, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.065 acre tract or parcel of land out of and being a part of Survey No. 52, Block 6, I & GN RR Co. Survey, A-658, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to

Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of the said 1531.049 acre tract, a 5/8 inch iron rod found in the north line of U.S. Highway No. 277.

THENCE with the north line of U.S. Highway No. 277 and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 712.16 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with the north line of U.S. Highway No. 277, and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 326.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 20 deg. 27 min. 20 sec. E, 1344.86 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 69 deg. 32 min. 40 sec. E, 326.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 20 deg. 27 min. 20 sec. W, 1344.86 feet to the POINT OF BEGINNING, containing 10.065 acres of land.

TRACT 3: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 64, A 10.067 ACRE TRACT OUT OF SURVEY NO. 52, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.067 acre tract or parcel of land out of and being a part of Survey No. 52, Block 6, I & GN RR Co. Survey, A-658, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of the said 1531.049 acre tract, a 5/8 inch iron rod found in the north line of U.S. Highway No. 277.

THENCE with the north line of U.S. Highway No. 277 and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 386.09 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with the north line of U.S. Highway No. 277, and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 326.07 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 20 deg. 27 min. 20 sec. E, 1344.86 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 69 deg. 32 min. 40 sec. E, 326.07 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 20 deg. 27 min. 20 sec. W, 1344.86 feet to the POINT OF BEGINNING, containing 10.067 acres of land.

TRACT 4: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 65, A 10.066 ACRE TRACT OUT OF SURVEY NO. 52, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.066 acre tract or parcel of land out of and being a part of Survey No. 52, Block 6, I & GN RR Co. Survey, A-658, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of the said 1531.049 acre tract, a 5/8 inch iron rod found in the north line of U.S. Highway No. 277.

THENCE with the north line of U.S. Highway No. 277 and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 356.09 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with the north line of U.S. Highway No. 277, and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 30.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 20 deg. 27 min. 20 sec. E, 1344.86 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE N 69 deg. 32 min. 40 sec. W, 326.07 feet to a 5/8 inch iron rod set for an angle corner of this tract.

THENCE N 20 deg. 27 min. 20 sec. E, 1118.18 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 69 deg. 32 min. 40 sec. E, 356.07 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 20 deg. 27 min. 20 sec. W, 2463.04 feet to the POINT OF BEGINNING, containing 10.066 acres of land.

TRACT 5: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 66, A 10.067 ACRE TRACT OUT OF SURVEY NO. 52, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.067 acre tract or parcel of land out of and being a part of Survey No. 52, Block 6, I & GN RR Co. Survey, A-658, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder

Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southeast corner of the said 1531.049 acre tract, a 5/8 inch iron rod found in the north line of U.S. Highway No. 277.

THENCE with the north line of the U.S. Highway No. 277 and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 326.09 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE continuing with the north line of U.S. Highway No. 277, and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 30.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 20 deg. 27 min. 20 sec. E, 2463.04 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 69 deg. 32 min. 40 sec. E, 356.09 feet to a 5/8 inch iron rod set in the east line of said 1531.049 acre tract, for the northeast corner of this tract.

THENCE with the east line of the 1531.049 acre tract, S 20 deg. 27 min. 20 sec. W, 1118.18 feet to a 5/8 inch iron rod set for an angle corner of this tract.

THENCE N 69 deg. 32 min. 40 sec. W, 326.09 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE S 20 deg. 27 min. 20 sec. W, 1344.86 feet to the POINT OF BEGINNING, containing 10.067 acres of land.

TRACT 6: THE SURFACE ESTATE ONLY IN AND TO TRACT NO. 67, A 10.068 ACRE TRACT OUT OF SURVEY NO. 52, BLOCK 6, I & GN RR CO. SURVEY, IN MAVERICK COUNTY, TEXAS.

BEING a 10.068 acre tract or parcel of land out of and being a part of Survey No. 52, Block 6, I & GN RR Co. Survey, A-658, in Maverick County, Texas, and being a part of that certain 1531.049 acre tract out of Surveys No. 24, 25, 26, 52 and 53, Block 6, I & GN RR Co. Survey, the Cortez Fielder Survey No. 70 and the Serena Goodrich Survey No. 71, described in a deed from Carlos J. Klutts to Lampasitos Land, Ltd., dated Feb. 17, 2010, recorded in Book 1222, Pages 173-177 of the Official Public Records of Maverick County, Texas. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of the said 1531.049 acre tract, a 5/8 inch iron rod found in the north line of U.S. Highway No. 277, for the southeast corner of this tract.

THENCE with the north line of U.S. Highway No. 277, and south line of the 1531.049 acre tract, N 69 deg. 32 min. 40 sec. W, 326.09 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 20 deg. 27 min. 20 sec. E, 1344.86 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 69 deg. 32 min. 40 sec. E, 326.09 feet to a 5/8 inch iron rod set in the east line of said 1531.049 acre tract, for the northeast corner of this tract.

THENCE with the east line of the 1531.049 acre tract, S 20 deg. 27 min. 20 sec. W, 1344.86 feet to the POINT OF BEGINNING, containing 10.068 acres of land.

TRACT 7: The right of ingress and egress of the landowners adjacent to the easement described as that certain Dedication of Right of Way Easement granted to Lampasitos Land, Ltd., a Texas limited partnership and the owners of tracts of land in the Sunset Ranch Estates subdivision, dated March 6, 2010, and recorded as Document No. 167480, in Volume 2010 recorded in Volume 1310 Page 286, Official Public Records of Maverick County, Texas.