

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

Date: March 30, 2026

Grantors / Borrowers: Patrick Ryan Nelson and Jessica Nelson, husband and wife

Original Mortgagee / Current Mortgagee: Redbone Air, L.L.C.
13208 Villa Montana Way
Austin, Texas 78732

Original Trustee: Curtis L. Soileau

Security Instrument to be Foreclosed: Deed of Trust dated September 3, 2024, executed by Patrick Ryan Nelson and Jessica Nelson, and recorded in the Official Public Records of Burnet County, Texas as Document No. 202408950, as corrected by Statutory Correction Affidavit dated September 16, 2024 and recorded as Document No. 202409265 (the "Deed of Trust").

Note: Real Estate Lien Note dated September 3, 2024, executed by Patrick Ryan Nelson and Jessica Nelson, payable to the order of Redbone Air, L.L.C., in the original principal amount of \$400,000.00 (the "Note").

Property: 838 Paseo de Vaca
Marble Falls, Texas 78654

Legal Description: Being a 3.77 acre tract of land situated in the James Noble Survey No. 297, Abstract No. 644 in Burnet County, Texas, also known as Ancient Oaks, an unrecorded subdivision. Said 3.77 Acre Tract of Land being more particularly described by metes and bounds in **Exhibit "A"** attached hereto and made a part hereof for all pertinent purposes.

NOTICE OF ACCELERATION

The undersigned, acting on behalf of Redbone Air, L.L.C. ("Mortgagee"), provides notice that the indebtedness evidenced by the Note and secured by the Deed of Trust has been accelerated, and all sums secured by the Deed of Trust are now immediately due and payable, including without limitation unpaid principal, accrued interest, late charges, attorneys' fees, trustee's fees, costs of collection, protective advances, taxes, and all other amounts recoverable under the Loan Documents. Such amounts may continue to accrue.

Borrowers were previously given written notice of default, opportunity to cure, and notice of intent to accelerate. The defaults were not timely cured. Accordingly, Mortgagee has exercised, and hereby exercises, its rights and remedies under the Note, the Deed of Trust, the Forbearance Agreement dated September 3, 2025, and applicable Texas law, including acceleration of the indebtedness to the extent required.

NOTICE OF SUBSTITUTE TRUSTEE APPOINTMENT

Pursuant to Texas Property Code § 51.0076, the undersigned, as attorney and authorized agent for Mortgagee, hereby appoints:

Kelly G. Combs
Barron & Newburger, P.C.
7320 N. MoPac Expy., Suite 400
Austin, Texas 78731

as Substitute Trustee, at the address listed above, to act under and by virtue of the Deed of Trust and to conduct the foreclosure sale of the Property.

NOTICE OF SUBSTITUTE TRUSTEE’S SALE

NOTICE IS HEREBY GIVEN that on **Tuesday, May 5, 2026**, the Substitute Trustee will sell the Property at public auction to the highest bidder for cash. The sale will begin no earlier than **1:00 p.m.** and no later than three hours thereafter.

The sale will take place in the area designated by the Commissioners Court of Burnet County, Texas for foreclosure sales pursuant to Section 51.002 of the Texas Property Code, currently being the East side of the Burnet County Courthouse outside the County Clerk’s Office, **220 South Pierce Street, Burnet, Texas 78611**, or, in the event of inclement weather, the East hallway inside the Burnet County Courthouse outside the doorway to the County Clerk’s Office, or such other area as may be designated by the Commissioners Court of Burnet County, Texas.

The Property will be sold “AS IS, WHERE IS,” without any express or implied warranties, except as to warranties of title, if any, provided under the Deed of Trust, and subject to all matters of record affecting the Property, if any, and to any liens superior to the lien of the Deed of Trust to the extent applicable. Mortgagee may bid at the sale and may credit all or any part of its bid against the indebtedness.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

Dated: March 30, 2026



Kelly G. Combs, Substitute Trustee
Barron & Newburger, P.C.
7320 N. MoPac Expy., Suite 400
Austin, Texas 78731
Tel.: (737) 263-1280
Email: kcombs@bn-lawyers.com

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2418076

Tract One:

FIELD NOTES to accompany a Land Title Survey of a 3.77 acres tract of land in the James Noble Survey No. 279, Abstract No. 644 located in Burnet County, Texas, being that same 3.77 acres tract of land described in a deed to Patrick Ryan Nelson and Jessica Nelson, as recorded in Burnet County Clerk's Document No. 202208068 of the Official Public Records of Burnet County, Texas, said 3.77 acre tract being more particularly described by metes and bounds, as follows:

BEGINNING at a large Cedar corner post found, being the west corenr of said 3.77 acre tract, the southwest corner of said James Noble Survey No. 279, the northwest corner of a tract of land, [Now or Formerly] in the name of James C. Mezger, et al, as recorded in Volume 286, Page 889 of the Deed Records of Burnet County, Texas, the Northwest corner of the William Aiken Survey No. 297, Abstract No. 36, the northeast corner of the G. W. Lacy Survey No. 1329, Abstract No. 1553, lying in an east line of that called 912 acre tract of land, described in a deed to DJH Ranching, LP, et al, as recorded in Burnet County Clerk's Document No. 201710161 of the Official Public Records of Burnet County, Texas, and the southeast corner of the Thomas L. Cate Survey No. 1076, Abstract No. 242, for the west corner hereof;

THENCE N 26°56'31" E, with the existing fence line, being the west line of said 3.77 acre tract, along the west line of said James Noble Survey No. 297, being the east line of said 912 acre tract and along the east line of said Thomas L. Cate Survey No. 1076, passing at a distance of 36.7 feet, the nrotheast corner of said 912 acre tract and the southeast corner of Lot 15, Granite Rock Subdivision, a Burnet County subdivision according to the plat recorded in Cabinet 1, Slide 200C of the Plat Records of Burnet County, Texas, continuing with the east line of said Granite Roack Subdivsion, for a total distance 81.16 feet, to a cedar fence post found, for the northwest corner of said 3.77 acre tract and the southwest corner of that called 4.51 acre tract of land, described in a deed to Troy Stephenson, as recorded in Burnet County Clerk's Doucment No. 201807412 of the Official Public Records of Burnet County, Texas, for the northwest corner hereof;

THENCE N 76°46'53" E, with the old fence, being the north line of said 3.77 acre tract and the south line of said 4.51 acre tract, for the north line hereof, a distance of 551.42 feet, to a 1/2-inch iron rod found, for a the northeast corner of 3.77 acre tract and the northwest corner of that called 2.35 acre tract of land, described in a deed to Michael R. Atkinson, et ux, as recorded in Volume 380, Page 611 of the Deed Records of Burnet County, Texas, for the northeast corner hereof;

THENCE S 25°28'30" E, with the east line of said 3.77 acre tract and the west line of said 2.35 acre tract, passing at a distance of 388.40 feet, the north limit of Tract II, a 50 Ft. Wide Non-Exclusive Access Easement, known as Paseo Da Vaca, recorded in said Volume 299, Page 931, continuing for a total distance of 413.40 feet, to a 1/2-inch iron rod found, for a southeast corner of said 3.77 acre tract, the center of cul-de-sac of said Paseo De Vaca, the northeast corner of that called 1.00 acre tract of land described in a deed to Ben David Mezger and Pattie J. Allee, as recorded in Volume 487, Page 258 of the Deed Records of Burnet County, Texas, for the northerly southeast corner hereof;

THENCE N 79°43'42" W, with a south line of said 3.77 acre tract and the north line of said 1.00 acre tract, a distance of 25.00 feet, to a 3/8-inch iron rod set, lying on the west limit of said Paseo De Vaca, for an angle point hereof and being the east corner of a remainder of Tract I, called a 3.083 acre tract of land,

described in a deed to Patrick Ryan Nelson, as recorded in Burnet County Clerk's Document No. 202115570 of the Official Public Records of Burnet County, Texas;

THENCE, with south lines of said 3.77 acre tract and north remainder lines of said 3.083 acre tract, the following three (3) caksks:

1. N 65°49'30" W, a distance of 204.17 feet, to a 3/8-inch iron rod found, for angle point hereof,
2. N 85°01'33" W, a distance of 94.53 feet, to a 3/8-inch iron rod found, for an inside corner hereof, and
3. S 04°26'19" W, a distance of 153.70 feet, to a 3/8-inch iron rod found, in the old fence line, for the southwest corner of said 1.00 acre Smith tract, the southerly southeast remainder corner of said 3.083 acre tract, lying on the south line of said James Noble Survey No. 297, in the north line of said James Mezger tract and the north line of said William Aiken Survey No. 297, for the southerly southeast corner hereof;

THENCE N 61°55'29" W, with the old fence, being the southwest line of said 3.77 acre tract, the south line of said of said James Noble Survey No. 297, the north line of said James Mezger tract and the north line of said William Aiken Survey No. 297, for the southwest line hereof, a distance of 492.40 feet, to the Point of Beginning and containing 3.77 acres of land, more or less.

Tract Two: Access Easement

BEING a 50 foot wide access easement extending from the Marble Falls-Tobyville Public Road to a 1.00 acre tract out of the James Noble Survey No. 297 in Burnet County, Texas, the centerline of said easement being described by metes and bounds as follows:

BEGINNING at a point in the West line of said Public Road, whence a large cedar corner post in the North line of that certain tract conveyed from J. H. Brewer, Jr., to H. E. Schnelle, Jr., by DEED recorded in Vol. 201 at Page 630 et seq. DEED RECORDS of Burnet County, Texas, bears N 8° 45' W 25.03 ft.;

THENCE S 78° 31' 30" W parallel with and 25 feet South of said North line 2118.79 ft. to an iron spike for turn herein;

THENCE S 23° 47' 30" W 456.95 ft. to an iron spike in a Y-intersection for a turn herein;

THENCE in a westerly direction S 83° 08' 30" W 235.0 ft.; S 82° 58' W 185.42 ft., and S 83° 12' W 396.9 ft. to an iron spike and intersection of existing gravel road;

THENCE S 70° 12' 30" W 539.3 ft. to an iron spike at the Northeast corner of said 1.00 acre and being a cul-de-sac and point of TERMINATION hereof.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.