

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE: April 2, 2026

DEED OF TRUST:

DATE: February 10, 2017
GRANTOR: Bradley Joseph Kopycinski and Tysen Irene Kopycinski
GRANTOR's ADDRESS: 11004 4th Street
34 County Road 302A
Shiner, Texas 77984 (Lavaca County)
BENEFICIARY: SouthStar Bank, S.S.B.
ORIGINAL TRUSTEE: David R. Kapavik
RECORDING INFORMATION: Instrument Number 221195 (Volume 745, Page 535)
of the Official Public Records of Lavaca County,
Texas

PROPERTY: BEING 13.00 acres of land, more or less, being out of a 79.490 acre tract recorded in Volume 12, Page 825 of the Official Records of Lavaca County, Texas, also comprised of a portion of the Chas. Coleman Survey, Abstract 131, and the Nick Brod Survey, Abstract No. 592, in Lavaca County, Texas; and being the same property described in a Warranty Deed with Vendor's Lien dated February 10, 2017 from Diane C. Barrois-Lott to Bradley Joseph Kopycinski and Tysen Irene Kopycinski recorded as Instrument Number 221194 of the Official Public Records of Lavaca County, Texas.

NOTE SECURED BY DEED OF TRUST:

DATE: February 10, 2017
ORIGINAL AMOUNT: One Hundred Eighty Eight Thousand Dollars and 00/100
(\$188,000.00)
BORROWER: Bradley Joseph Kopycinski and Tysen Irene Kopycinski
HOLDER: SouthStar Bank, S.S.B.

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APPOINTMENT OF SUBSTITUTE TRUSTEE:

DATE: April 1, 2026 (Effective Date)
SUBSTITUTE TRUSTEE: Bryan F. Russ III, James H. McCullough or Amanda E. Lockhart
RECORDING INFORMATION: Instrument Number 271876 of the Official Public Records of Lavaca County, Texas

DATE OF SALE OF PROPERTY: Tuesday, May 5, 2026

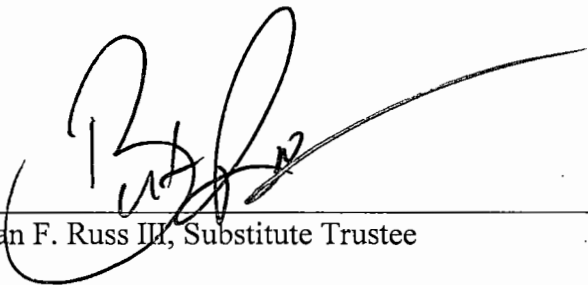
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

PLACE OF SALE OF PROPERTY: The sale will take place at the south side of the west front door of the Lavaca County Courthouse Annex, 412 North Texana, Hallettsville, Texas 77964, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property by 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) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

Questions concerning the sale may be directed to the attorney for the beneficiary:

Bryan F. Russ, III
Palmos, Russ, McCullough & Russ, L.L.P.
307 North Center Street / P.O. Box 1288
Franklin, Texas 77856
(979) 828-3663
Email: treyruss@palmosruss.com



Bryan F. Russ III, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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DATE: April 2, 2026

DEED OF TRUST:

DATE: August 14, 2017
GRANTOR: Bradley Joseph Kopycinski and Tysen Irene Kopycinski
GRANTOR's ADDRESS: 11004 4th Street
34 County Road 302A
Shiner, Texas 77984 (Lavaca County)
BENEFICIARY: SouthStar Bank, S.S.B.
ORIGINAL TRUSTEE: David R. Kapavik
RECORDING INFORMATION: Instrument Number 224563 (Volume 763, Page 706)
of the Official Public Records of Lavaca County,
Texas

PROPERTY: BEING 22.70 acres, more or less, being out of a 66.46 acre tract previously surveyed, same being out of a 79.490 acre tract recorded in Volume 12, Page 825 of the Official Records of Lavaca County, Texas, also comprised of a portion of the Chas. Coleman Survey, Abstract 131, Nick Brod Survey, Abstract No. 592, and the T. Toby Survey, Abstract No. 471, Lavaca County, Texas; and being the same property described in a Warranty Deed with Vendor's Lien dated August 14, 2017 from Diane C. Barrois-Lott to Bradley Joseph Kopycinski and wife, Tysen Irene Kopycinski recorded as Instrument Number 224562 of the Official Public Records of Lavaca County, Texas.

NOTE SECURED BY DEED OF TRUST:

DATE: August 14, 2017
ORIGINAL AMOUNT: One Hundred Seven Thousand One Hundred Forty Four Dollars and 00/100 (\$107,144.00)
BORROWER: Bradley Joseph Kopycinski and Tysen Irene Kopycinski
HOLDER: SouthStar Bank, S.S.B.

NOTE AND SECURITY INSTRUMENT MODIFICATION AGREEMENT:

Date: August 14, 2022
Borrower: Bradley Joseph Kopycinski and Tysen Irene Kopycinski

Lender: SouthStar Bank, S.S.B.
Recorded: Instrument Number 252333 (Volume 948, Page 294) of the Official Public Records of Lavaca County, Texas

APPOINTMENT OF SUBSTITUTE TRUSTEE:

DATE: April 1, 2026 (Effective Date)
SUBSTITUTE TRUSTEE: Bryan F. Russ III, James H. McCullough or Amanda E. Lockhart
RECORDING INFORMATION: Instrument Number 271875 of the Official Public Records of Lavaca County, Texas

DATE OF SALE OF PROPERTY: Tuesday, May 5, 2026

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

PLACE OF SALE OF PROPERTY: The sale will take place at the south side of the west front door of the Lavaca County Courthouse Annex, 412 North Texana, Hallettsville, Texas 77964, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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Questions concerning the sale may be directed to the attorney for the beneficiary:

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Franklin, Texas 77856
(979) 828-3663
Email: treyruss@palmosruss.com


Bryan F. Russ III, Substitute Trustee

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