

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 28, 2018 and recorded under Clerk's File No. 192144, in the real property records of Atascosa County Texas, with Chris H Schultz and Susanne Ge Shultz as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for USAA Federal Savings Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Chris H Schultz and Susanne Ge Shultz securing payment of the indebtedness in the original principal amount of \$144,900.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Chris N Schultz, Susanne Ge Schultz. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

BEING 0.995 ACRE OF LAND, MORE OR LESS, OUT OF THE J. MATTER SURVEY NUMBER 442, ABSTRACT NUMBER 573, ATASCOSA COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 105109, REAL PROPERTY RECORDS, ATASCOSA COUNTY, TEXAS, SAID 0.995 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 02/03/2026

Earliest Time Sale Will Begin: 12:00 PM

Location of Sale: The place of the sale shall be: Atascosa County Courthouse, Texas at the following location: At the west porch to the Atascosa County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part



of the property. 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, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz, Terri Martin, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 12/09/2025.

/s/ Nicole M. Bartee SBOT No. 24001674, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Terri Martin

Printed Name: Terri Martin

C&M No. 44-25-00838

EXHIBIT A
METES AND BOUNDS

Being 0.995 acre of land, more or less, out of the J. Metter Survey Number 442, Abstract Number 573, Atascosa County, Texas, and being that same tract described in Special Warranty Deed with Vendor's Lien recorded in Document Number 105109, Real Property Records, Atascosa County, Texas, said 0.995 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the lower southwest corner of this 0.995 acres, same being the southeast corner of the Glenn S. Summers Finnigan, et ux, 0.300 acres (Document Number 163082) and on the northwest Right-of-Way line of Adams Street, same also being the POINT OF BEGINNING;

THENCE along the line common to this 0.995 acres and said Flannings 0.300 acres the following courses and distances:

North 00 degrees 39 minutes 51 seconds East (called North 01 degrees 16 minutes 30 seconds East), a distance of 131.59 feet (called 133.36 feet) to a 5/8 inch iron rod found for an angle corner of this 0.995 acres;

South 89 degrees 06 minutes 33 seconds West (called South 89 degrees 44 minutes 34 seconds West), a distance of 82.97 feet (called 82.79 feet) to a point for the upper southwest corner of this 0.995 acres, from which a fence post bears of North 64 degrees 58 minutes 20 seconds East, a distance of 0.41 feet, said point being the northwest corner of said Finnigan 0.30 acres, and on the East line of the Bobby R. Borsch, et ux 4.67 acres (Document Number 78675);

THENCE along the line common to this 0.995 acres and said Borsch 4.670 acres, North 00 degrees 43 minutes 53 seconds East (called North 01 degree 14 minutes 14 seconds East), a distance of 385.87 feet (called 365.84 feet) to a 60D Nail in a wood fence post for the northwest corner of this 0.995 acres, same being on the lower southwest corner of the Bobby R. Borsch, et ux 0.10 acres (Document Number 78675);

THENCE along the line common to this 0.995 acres and said Borsch 0.10 acres, North 76 degrees 39 minutes 18 seconds East (called North 77 degrees 07 minutes 50 seconds East), a distance of 106.55 feet (called 106.73 feet) to a 60D Nail found in a wood fence post for the northeast corner of this 0.995 acres, same being the southeast corner of said Borsch 0.10 acres and on the West line of the Leonardo J. Martinez 2.601 acres (Document Number 188309);

THENCE along the line common to this 0.995 acres and said Martinez 2.601 acres, South 00 degrees 51 minutes 37 seconds West (called South 01 degree 26 minutes 10 seconds West), at a distance of 301.56 feet pass a 1/2 inch iron rod found, at a distance of 99.39 feet pass a 1/2 inch iron rod found for the southwest corner of said Martinez 2.601 acres, same being the northwest corner of the Paul Hoffman 1.810 acres (Document Number 176191), and continuing to a total distance of 531.08 feet (called 531.43 feet) to a 5/8 inch iron rod found for the southeast corner of this 0.995 acres, same being the southwest corner of said Hoffman 1.810, and on the northwest Right-Of-Way line of said Adams Street;

THENCE along the northwest Right-Of-Way line of said Adams Street, South 58 degrees 39 minutes 00 seconds West (called South 59 degrees 50 minutes 45 seconds West), a distance of 22.50 feet (called 22.42 feet), to the POINT OF BEGINNING, and containing 0.995 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plot of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

Mark J. Ewald

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
November 15, 2018.

FILED 1:04 OCLOCK P M
THERESA CARRASCO COUNTRY CLERK

DEC 11 2025

ATASCOSA COUNTY, TEXAS
BY *[Signature]* DEPUTY