

STATE OF TEXAS §
COUNTY OF ATASCOSA §

NOTICE OF FORECLOSURE SALE
AND APPOINTMENT OF SUBSTITUTE TRUSTEE

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 OF NOTICE: January 9, 2026

MORTGAGEE: OSCAR GODINES LINARES
976 Christine Rd
Jourdanton, TX 78026

MORTGAGE SERVICER: OSCAR GODINES LINARES
976 Christine Rd
Jourdanton, TX 78026

SECURITY INSTRUMENT(S): A Deed of Trust, recorded at Instrument No. 242380, Official Public Records of Atascosa County, Texas, as modified by the 3rd Contract for the Sale of Property signed on April 7, 2025, and all documents associated therewith, securing a commercial instrument titled, Promissory Note, dated April 30, 2024, made by MARIA J. SANCHEZ LOPEZ, and payable to the order of OSCAR GODINES LINARES, in the principal amount of \$85,000.00.

DEFAULT: Default has occurred under the above-referenced Security Instrument(s). Because of that default, Lender, the owner and holder of the Security Instrument(s) and certain note(s) described therein, has requested Substitute Trustee to sell the Property in accordance with the Security Instrument(s), as more particularly described herein.

PROPERTY: The same property described in the Security Instrument(s), more particularly described as:

Tract 102 ROYAL OAKS SUBDIVISION, according to the property described in Volume 34, Page 50, also being the same property described in Volume 855, Page 101 Real Estate Deed Records of Atascosa County, Texas; and being the same property described in a Special Warranty Deed with Vendor's Lien dated August 10, 2021, from Grantor, Oscar Godines Linares, to Grantee, Maria J. Sanchez Lopez, recorded August 12, 2021, in the Official Public Records of Atascosa County, Texas; and Deed of Trust dated August 10, 2021, between Grantor, Maria J. Sanchez Lopez, and Lender, Oscar Godines Linares, recorded August 12, 2021, as Document Number 216661 in the Official Public Records of Atascosa County, Texas; and further being the same property described in a Deed of Trust dated April 30, 2024, between Grantor, Maria J. Sanchez Lopez, and Lender,

Oscar Godines Linares, recorded at Instrument or Clerk's File No. 242380, Official Public Records of Atascosa County, Texas.

NO BANKRUPTCY STAY IS IN EFFECT: As of the date of this Notice, neither Mortgagee nor Substitute Trustee are aware of any bankruptcy stay which would preclude the foreclosure sale contemplated by this Notice.

DATE, TIME, AND PLACE OF SALE. Substitute Trustee will conduct the Foreclosure Sale of the Property at the following date, time, and place:

DATE: February 3, 2026

TIME: The Foreclosure Sale of the Property will be held between 10:00 AM and 4:00 PM local time. The earliest time at which the foreclosure sale will begin is 10:00 A.M. and not later than 3 hours thereafter.

PLACE: The west porch of the Atascosa County Courthouse, located at 1 Courthouse Circle Drive, Jourdanton, Atascosa County, Texas 78026, or in the area of the courthouse designated by the Commissioners Court of Atascosa County, Texas for real property foreclosures under Section 51.002 of the Property Code, pursuant to an instrument or instruments recorded in the Official Public Records of Atascosa County, Texas.

TERMS OF SALE. The sale will be conducted as a public auction to the highest bidder for cash, except that Lender may bid by credit against the indebtedness secured by the Security Instrument(s). Pursuant to Texas Property Code § 51.009, 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 Security Instrument(s). Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened.

PERSONAL PROPERTY. The Security Instrument(s) may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real and any personal property described in the Security Instrument(s) in accordance with its rights and remedies under the Security Instrument(s) and section 9.604(a) of the Texas Business and Commerce Code.

SUBSTITUTE TRUSTEE APPOINTED TO CONDUCT SALE. In accordance with Texas Property Code §§ 51.0075 and 51.0076, the mortgagee or mortgage servicer has authorized the undersigned attorney to appoint, and the undersigned attorney has named and appointed and does hereby name and appoint Nohl Bryant, David Bell, or Ling Han, 300 Austin Hwy, Ste. 100, San Antonio, TX 78209, 210-942-3615, 210-904-1011 (F), as Substitute Trustee(s) to act under and by virtue of said Security Instrument(s), each of whom may act singularly in such capacity without permission or notice to the other.

SENDER OF NOTICE. The name, address, and telephone number of the sender of this Notice of Foreclosure Sale and Appointment of Substitute Trustee is:

NOHL BRYANT
300 Austin Hwy
Ste. 100
San Antonio, TX 78209
210-942-3615

MANNER OF DELIVERY AND RECIPIENTS OF NOTICE: This Notice of Foreclosure Sale and Appointment of Substitute Trustee has been posted at the courthouse door of each county in which the Property is located and states that the Property will be sold in said county. A copy of this Notice of Foreclosure Sale and Appointment of Substitute Trustee has been filed in the office of the County Clerk of each County in which the Property is located. This Notice of Foreclosure Sale and Appointment of Substitute Trustee has been sent by Certified Mail and First Class Mail on each debtor who, according to the records of the mortgage servicer of the debt, is obligated to pay the debt, to wit:

MARIA J. SANCHEZ LOPEZ
48 South Fifth Street
Somerset, Texas 78069
VIA CMRRR # 9589 0710 5270 2319 6215 15
& FIRST CLASS MAIL

MULTIPLE ORIGINALS. This Notice of Foreclosure Sale and Appointment of Substitute Trustee is executed in multiple originals, each of which shall constitute a copy and an original hereof.

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.


NOHL BRYANT, SUBSTITUTE TRUSTEE

FILED 9:49 OCLOCK 1 M
THERESA CARRASCO COUNTY CLERK

JAN - 9 2026

BY Atascosa County, Texas
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