

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 05, 2019 and recorded under Clerk's File No. 200193, in the real property records of ATASCOSA County Texas, with Patty McCann, a single woman and Marcie M. McCann, a single woman as Grantor(s) and Security Service Federal Credit Union as Original Mortgagee.

Deed of Trust executed by Patty McCann, a single woman and Marcie M. McCann, a single woman securing payment of the indebtedness in the original principal amount of \$68,000.00 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 Patty McCann and Marcie M. McCann. Security Service Federal Credit Union 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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 425 Phillips Blvd, Ewing, NJ 08618.

Legal Description:

BEING 0.344 ACRES OF LAND, MORE OR LESS, CONSISTING OF LOTS 11, 13 AND 15, BLOCK 132 OF THE CITY OF JOURDANTON, ATASCOSA COUNTY, TEXAS, AS SHOWN ON THE PLAT OF RECORD IN VOLUME 34, PAGE 40 OF THE PLAT RECORDS OF ATASCOSA COUNTY, TEXAS, LESS AND EXCEPT 0.17 ACRES CONVEYED TO BOBBY JANE EVANS BY DEED RECORDED UNDER CLERK'S FILE NO. 80918, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, SAID 0.344 ACRES OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 06/02/2026

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.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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, Agency Sales and Posting, 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 April 14, 2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Shelby Martin (Shelby Martin) 4/16/26
Printed Name: Shelby Martin

C&M No. 44-25-03944

EXHIBIT "A"

Being 0.344 acres of land, more or less, consisting of Lots 11, 13 and 15, Block 132 of the City of Jourdanton, Atascosa County, Texas, as shown on the Plat of record in Volume 34, Page 40 of the Plat Records of Atascosa County, Texas, LESS AND EXCEPT 0.17 acres conveyed to Bobby Jane Evans by Deed recorded under Clerk's File No. 80918, Official Public Records, Atascosa County, Texas, said 0.344 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the North corner of said 0.344 acres, same being the North corner of said Lot 15 and at the intersection of the Southwest Right-of-Way line of Zanderson Ave. and the Southeast Right-of-Way line of an alley, same also being the POINT OF BEGINNING;

THENCE along the Southwest Right-of-Way Line of said Zanderson Ave., South 33 degrees 29 minutes 05 seconds East, 100.00 feet to a point for the East corner of this 0.344 acres, from which the center of a metal post bears North 65 degrees 40 minutes 27 seconds East, 0.97 feet, said point also being the Northeast corner of said Evans 0.17 acres LESS AND EXCEPT tract;

THENCE along the line common to this 0.344 acres and said Evans 0.17 acres, South 56 degrees 16 minutes 27 seconds West, a distance of 150.00 feet to a point for the South corner of this 0.344 acres, from which the center of a metal post bears North 67 degrees 46 minutes 16 seconds East, 1.31 feet, said point also being the West corner of said Evans 0.17 acres and on the Northeast line of Lot 9;

THENCE along the line common to this 0.344 acres and said Lot 9, North 33 degrees 29 minutes 05 seconds West, a distance of 100.00 feet to a point for the West corner of this 0.344 acres, from which the center of a post bears South 48 degrees 45 minutes 38 seconds East, 2.79 feet, said point also being on the Southeast line of said alley;

THENCE along the Southeast line of said alley, North 56 degrees 16 minutes 27 seconds East, 150.00 feet to the POINT OF BEGINNING and containing 0.344 acres of land, more or less.

FILED 11:36 O'CLOCK A M
THERESA CARRASCO COUNTRY CLERK

APR 16 2026

ATASCOSA COUNTY, TEXAS
BY Saba DEPUTY