

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: May 4, 2026

DEED OF TRUST: Deed of Trust described as follows:

Date: May 5, 2023
Grantor: Express Hardware Resellers, LLC
Trustee: Paul Mundheim
Beneficiary: Mystic Holdings Series LLC
Original Principal Amount: \$190,000.00

FILED 4:12 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

MAY - 4 2026

LENDER: Mystic Holdings Series LLC

BY ATASCOSA COUNTY, TEXAS DEPUTY

BORROWER: Express Hardware Resellers, LLC

PROPERTY: The real property described as follows: **See Exhibit "A"**

Commonly Known As: 329 School Drive, Poteet, Texas 78065

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Stephen Nicholson III, Attorney at Law
84 NE Loop 410, Suite 280
San Antonio, Texas 78216

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

June 2, 2026, the first Tuesday of the month, to commence at 10:00 am, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE:

THE WEST SIDE OF THE ATASCOSA COUNTY COURTHOUSE, TEXAS ENTRANCE: NEW LOCATION PASSED 7/14/2003 EFFECTIVE 8/15/2003 BEING THE WEST PORCH OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S

OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

NOTICE

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THE NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

RECITALS

Substitute Trustee Appointed to Conduct Sale: In according with Texas Property Code 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint **Stephen Nicholson III**, whose mailing address is **84 NE Loop, 410, Suite 280, San Antonio, Texas 78216**, Substitute Trustee to act under and by virtue of said Deed of Trust.

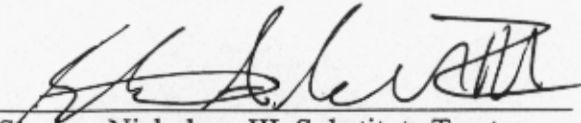
Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note by default under the Reinstatement Agreement. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has required that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable laws.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust, Substitute Trustee has not made and will not make any covenants, representations or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust.

The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of 5/4, 2026.


Stephen Nicholson III, Substitute Trustee

Return To:
Walter Law, PLLC
84 NE Loop 410, Suite 280
San Antonio, Texas 78216

EXHIBIT A

Being a 3.311 acre tract of land out of the Joaquin De La Garza Survey No. 1, Abstract No. 3, Atascosa County, Texas in the Corporate Limits of the City of Poteet, being a portion of Lots 20 and 21, LAQUILLAS VALLEY IRRIGATION COMPANY SUBDIVISION, Sheet 9-B and Sheet 122-B, New Cabinet, Plat Records, Atascosa County, Texas, and being the same property conveyed in Volume 795, Page 268, Deed Records, Atascosa County, Texas, said 3.311 acre tract being more particularly described as follows:

BEGINNING at 1/2" iron rod found at the intersection of the southerly right-of-way line of School Drive and the westerly right-of-way line of Boyd Street for the most easterly corner of the herein described tract;

THENCE, S 19deg. 03' 52" W, 347.94 feet along the westerly right-of-way line of said Boyd Street to a 1/2" Iron pin found for the southeasterly corner of the herein described tract;

THENCE, N 71deg. 03' 06" W, 222.27 feet to a 1/2" iron rod found for an inside corner of the herein described tract;

THENCE, S 19deg. 12' 00" W, 153.04 feet to a 1/2" Iron rod found for the most southerly corner of the herein described tract;

THENCE, N 71deg. 23' 12" W, 134.09 feet to a 1/2" Iron rod set for the most westerly corner of the herein described tract;

THENCE, N 19deg. 10' 39" E, 500.39 feet to a 1/2" Iron rod found in the southerly right-of-way line of said School Drive for the most northerly corner of the herein described tract;

THENCE, S 71deg. 16' 21" E, 355.74 feet along the southerly right-of-way line of said School Drive to the POINT OF BEGINNING.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

