

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, TIME, PLACE OF SALE:

Date: Tuesday, the 2nd day of June, 2026
Time: 12pm or not later than three hours after that time
Place: AT 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 in Atascosa County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: February 15, 2019
Grantor(s): Larry Maldonado, a single man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Quicken Loans Inc., its successors and assigns
Original Principal: \$137,464.00
Recording Information: Deed Inst.# 193886,
Current Mortgagee/Beneficiary: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$137,464.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Atascosa
Property Description: (See Attached Exhibit "A")
Property Address: 494 Madero Ave, Charlotte, TX 78011
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

File No.: 26-04193TX

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz, Terri Martin

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen foreclosurehotline.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

* The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

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.

/s/ Maisyn Oliver

Maisyn Oliver - Bar #: 24130719

Attorney for ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

Maisyn.Oliver@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 533-6670 Fax

X Cassie Martin

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Cassie Martin whose address is 1320 Greenway Dr. Ste. 780, Irving, TX 75038 I declare

under penalty perjury that on 5/7/26 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Atascosa County Clerk and caused it to be posted at the location directed by the Atascosa County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Being 1.894 acres of land, more or less, consisting of Lots 1 through 4, Lots 15 through 18, and a part of Lots 19 through 24, Block 83, in the Town of Charlotte, Atascosa County, Texas, and being out of that property described in a Warranty Deed recorded in Volume 394, Page 97, Deed Records, Atascosa County, Texas, said 1.894 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the intersection of the northeast Right-of-Way line of Madero Avenue and the southeast Right-of-Way line of State Highway 97 (Hindes Avenue per Plat), same being the West corner of the Jesus Ramos Jr. 0.2525 acres (Volume 83, Page 776) and the West corner of Lot 7, Block 73, same also being the POINT OF COMMENCEMENT;

THENCE along the southeast Right-of-Way line of said State Highway 97 and crossing said Madero Avenue, South 36 degrees 01 minutes 14 seconds West, a distance of 65.53 feet to a 1/2 inch iron rod set for the northeast corner of this 1.894 acres, same being at the intersection of the southwest Right-of-Way line of said Madero Avenue and the southeast Right-of-Way line of said State Highway 97 and the North corner of the remainder of said Lot 24, same also being the POINT OF BEGINNING;

THENCE along the southwest Right-of-Way line of said Madero Avenue, South 28 degrees 11 minutes 00 seconds East, a distance of 347.53 feet to a 1/2 inch iron rod set for the southeast corner of this 1.894 acres, same being the East corner of said Lot 4 and the northeast corner of Lot 5, same also being the northeast corner of the Ricki Cruz 1.700 acres (Property ID. 43773);

THENCE along the line common to this 1.894 acres and said Cruz 1.700 acres, South 61 degrees 49 minutes 00 seconds West, a distance of 300.00 feet to a 1/2 inch iron rod set for the southwest corner of this 1.894 acres, same being the southwest corner of said Lot 15 and the northwest corner of Lot 14, same also being the northwest corner of said Cruz 1.700 acres and in the northeast Right-of-Way line of Marshall Avenue;

THENCE along the northeast Right-of-Way line of Marshall Avenue (Not Developed), North 28 degrees 11 minutes 00 seconds West, a distance of 202.53 feet to a 1/2 inch iron rod set for West corner of this 1.8984 acres, same being the upper southwest corner of said Lot 19 and at the intersection of the northeast Right-of-Way line of said Marshall Avenue and the southeast Right-of-Way of said State Highway 97;

THENCE along the southeast Right-of-Way of said State Highway 97 and severing said Lots 19 through 24, North 36 degrees 01 minutes 14 seconds East, a distance of 333.20 feet to the POINT OF BEGINNING, and containing 1.894 acres of land, more or less.

FILED 12:46 O'CLOCK P M
TERESA CARRASCO COUNTRY CLERK

MAY - 7 2026

ATASCOSA COUNTY, TEXAS
BY [Signature] DEPUTY