

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 12, 2026

Deed of Trust

Date: September 1, 2023

Grantor: Lap 3, LLC

Grantor's County: Atascosa

Beneficiary (or Holder): E.E.A.C., Inc.

Trustee: Judith A. Gray

Substitute Trustee: Patrick Moore or Aaron Alaniz or Gerardo Martinez or Maricruz Cardenas  
701 E. Expwy. 83, Suite 330  
McAllen, Texas 78501-1147

Recording Information: Document Number 236733 in the Official Records, Atascosa County, Texas

Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Note

Date: September 1, 2023

Amount: \$448,000.00

Debtor: Lap 3, LLC

Holder: E.E.A.C., Inc.

Date of Sale of Property: August 4, 2026

Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: The Atascosa County Courthouse, Jourdanton, Texas, or any place designated by the Atascosa County Commissioner's Court.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within three hours after that time.

**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(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.**

FILED 2:53 O'CLOCK P M  
THERESA CARRASCO COUNTRY CLERK

JUN 16 2026

BY [Signature] ATASCOSA COUNTY, TEXAS  
DEPUTY

[Signature]  
/s/ Maricruz Cardenas  
Maricruz Cardenas, Substitute Trustee

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2109668

A tract of land containing 36.18 acres, lying in the T. Perez Survey No. 20, Abstract No. 1378 and the B. Perez Survey No. 78, Abstract No. 1169, Atascosa County, Texas, and being called a 36.32 acre tract of land, described in a instrument recorded in as Book 38, Page 529 of the Official Public Records of Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 1 inch steel pipe monument, found for the Northeast corner of said 36.32 acre tract of land, being the Southeast corner of a 31.89 acre tract of land, described in an instrument recorded in Clerk's File No. 147a9a of the Official Public Records of Atascosa County, Texas and lying on the West line of Webb Road, said point of beginning being the Northeast corner of this tract of land;

Thence South 00° 21' 19" East, 514.01 feet, along the East line of said 36.32 acre tract of land, being the West line of Webb Road, to a point marked by a 1/2 inch steel rod monument, found for the Southeast corner of said 36.32 acre tract of land, being the Northeast corner of Tract No. 5, as shown in Vol 3, Page 41, of the Map and Plat Records of Atascosa County, Texas, said point being the Southeast corner of this tract of land;

Thence South 89° 41' 26" West, 2853.55 feet, along the South line of said 36.32 acre tract of land, being the North line of said Tract No. 5, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying, set at the Southwest corner of said 36.32 acre tract of land, being the Northwest corner of said Tract No. 5 and lying on the Northeast line of Parcel #194152, shown in the name of Virginia Mitchell, in the Tax Records of Atascosa County, Texas, said point being the Southwest corner of this tract of land;

Thence North 38° 20' 30" West, 485.41 feet, along the West line of said 36.32 acre tract of land, being the Northeast line of said Mitchell tract of land, to a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying, set for a reentrant corner of this tract of land;

Thence North 40° 57' 10" West, 177.68 feet, continuing along the West line of said 36.32 acre tract or land, being the Northeast line of said Mitchell tract of land, to a found 3/4 inch steel rod monument, set at the Southwest corner of said 31.89 acre tract of land, for the Northwest corner of this tract of land;

Thence North 89° 44' 46" East, 3267.94 feet, along the North line of said 36.32 acre tract of land, being the South line of said 31.89 acre tract of land, to the point of beginning.