

Notice of Foreclosure Sale

JUL - 6 2026

June 30, 2026

BY K. Sain ATASCOSA COUNTY, TEXAS
DEPUTY

Texas Deed of Trust and Assignment of Deed of Trust:

Dated: Texas Deed of Trust dated March 13, 2023 and Assignment of Deed of Trust dated October 15, 2024

Grantor: ROBERT MORGAN JR. FOR ULTIMATE ACCESS 4 YOU INC.

Trustee: LUCINDA A. VICKERS

Lender: Ernest C. Trevino and Lisa G. Trevino assigned to Jeffery Charles Tausch

Recorded in: Texas Deed of Trust File No. 232353 of the real property records of Atascosa County, Texas; Assignment of Deed of Trust File No. 246707 of the real property records of Atascosa County, Texas

Legal Description: 305 E. Ave. E, Christine, Texas 78012: Property Id #20362 CHRISTINE BLK 21 LOT 216-220 & 229-233; Property Id #207645 Ice Depot Ice Machine

Secures: Note ("Note") in the original principal amount of \$119,000.00, executed by ROBERT MORGAN JR. FOR ULTIMATE ACCESS 4 YOU INC. ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 4, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: The west door of the courthouse at One Courthouse Circle, Jourdanton, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that JEFFERY CHARLES TAUSCH's bid may be by credit against the

indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, JEFFERY CHARLES TAUSCH, the owner and holder of the Note, has requested Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If JEFFERY CHARLES TAUSCH passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by JEFFERY CHARLES TAUSCH. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 for the first sale of the day held by 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.

A handwritten signature in cursive script, reading "Lucinda A. Vickers", is written over a horizontal line.

LUCINDA A. VICKERS

P.O. Box 249

Pleasanton, TX 78064

Telephone (830) 569-5567