

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 February 11, 2005 and recorded under Vol. 302, Page 440, or Clerk's File No. 71802, in the real property records of ATASCOSA County Texas, with Linda Stapper, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for GMAC Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Linda Stapper, a single person 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 Linda Stapper. NewRez LLC 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

THIS CERTAIN 0.344 ACRE TRACT OF LAND, BEING OUT OF THE J. POTTEVENT SURVEY NUMBER 1, ABSTRACT NUMBER 1239, BEING A PORTION OF THE SAN ANTONIO SOUTHERN RAILROAD (ABANDONED), CITY OF JOURDANTON, ATASCOSA COUNTY, TEXAS, AND BEING ALL SAME LAND DESCRIBED AS 0.344 ACRES, CONVEYED UNTO THOMAS R. SEILER, IN VOLUME 860, PAGE 700 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 09/01/2026

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, Auction.com, 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 07/21/2026.

/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: Alexis Martin
Printed Name: Alexis Martin

C&M No. 44-26-01714

FILED 10:25 oclock 12 M
THERESA CARRASCO COUNTRY CLERK

JUL 23 2026

BY ATASCOSA COUNTY, TEXAS DEPUTY

FIELD NOTES
FOR A
0.344 ACRE TRACT,
OUT OF
J. POITEVENT SURVEY NUMBER 1,
ABSTRACT NUMBER 1239, ATASCOSA COUNTY, TEXAS

BOOK 302 PAGE 457

APRIL 16, 2001

THIS CERTAIN 0.344 ACRE TRACT OF LAND, BEING OUT OF THE J. POITEVENT SURVEY NUMBER 1, ABSTRACT NUMBER 1239, BEING A PORTION OF THE SAN ANTONIO SOUTHERN RAILROAD (ABANDONED), CITY OF JOURDANTON, ATASCOSA COUNTY, TEXAS, AND BEING ALL SAME LAND DESCRIBED AS 0.344 ACRES, CONVEYED UNTO THOMAS R. SEILER, IN VOLUME 860, PAGE 700 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD FOUND IN THE SOUTHEAST INTERSECTION OF HICKORY ST. AND SIMMONS AVE, BEING THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREBY DESCRIBED 0.344 ACRE TRACT;

THENCE: NORTH 56 DEGREES 27 MINUTES EAST, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF HICKORY ST, A DISTANCE OF 100.00 FEET TO A 1/4 INCH IRON ROD SET IN THE SOUTHWEST LINE OF CROUCH ST. (ABANDONED), BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE: SOUTH 33 DEGREES 32 MINUTES 00 SECONDS EAST, DEPARTING THE SOUTHEAST RIGHT OF WAY LINE OF HICKORY ST, ALONG THE SOUTHWEST LINE OF CROUCH AVE. (ABANDONED), A DISTANCE OF 150.00 FEET TO A 1/4 INCH IRON ROD SET, BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: SOUTH 56 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG THE SOUTHEAST LINE OF THIS TRACT, A DISTANCE OF 100.00 FEET TO A 1/4 INCH IRON PIPE FOUND IN THE NORTHEAST RIGHT OF WAY LINE OF SIMMONS AVE, BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: NORTH 33 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG THE NORTHEAST RIGHT OF WAY LINE OF SIMMONS AVE, BEING THE SOUTHWEST LINE OF THIS TRACT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.344 ACRES (11,000 SQ. FT.) OF LAND.

THIS DESCRIPTION IS BASED ON A LAND TITLE SURVEY AND PLAN MADE UNDER MY SUPERVISION IN APRIL 2001 (NOT: ALL PINS HEREBY DESCRIBED ARE 1/4 INCH IRON REBAR).