

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 March 16, 2020 and recorded under Clerk's File No. 203342, in the real property records of ATASCOSA County Texas, with Kyle Lambert, single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Quicken Loans Inc, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kyle Lambert, single man securing payment of the indebtedness in the original principal amount of \$133,780.00 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 Kyle Lambert. Rocket Mortgage, 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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

LOTS 13 AND 14, BLOCK 88, SITUATED IN THE CITY OF CHARLOTTE, AS PER MAP OR PLAT OF VOLUME 34, PAGE 12 OF THE DEED RECORDS, ATASCOSA COUNTY, TEXAS, AND FILED AS "38-A", RECORD IN THE DEED AND PLAT RECORDS, ATASCOSA COUNTY, TEXAS.

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, ServiceLink Auction, 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. 44-26-03002

FILED 10:25 O'CLOCK 4 M
THERESA CARRASCO COUNTRY CLERK

JUL 23 2026

BY [Signature] ATASCOSA COUNTY, TEXAS
DEPUTY

EXHIBIT B

All that certain tract or parcel of land containing 5.66 acres in Atascosa County, Texas, out of the Aaron Anderson Survey No. 26, Abstract 985, being a portion of that certain tract called 20.66 acres described in conveyance to William Ross Harris, of record in Volume 11, Page 343, Official Public Records of Atascosa County, Texas.

BEGINNING: at a ½" iron pin found on the Southwest line of Eichman Road at the Northwest corner J. & D. Bachle LLC, 70.0 acre tract, of record in Document # 103866, Official Public Records of Atascosa County, Texas, at the Southwest corner of said tract called 20.66 acres, for the Southwest corner of this tract;

THENCE: along with the Southeast line of Eichman Road, the following courses and distances:

North 35 deg. 48 min. 17 sec. East, 63.88 feet to a wood fence post found;

North 47 deg. 15 min. 59 sec. East, 264.71 feet to a wood fence post found;

North 41 deg. 57 min. 44 sec. East, 216.16 feet to a wood fence post found, for the Northwest corner of this tract;

THENCE: into said tract called 20.66 acres, the following courses and distances: North 83 deg. 01 min. 41 sec. East, 124.82 feet to a ½" iron pin set with cap; South 70 deg. 11 min. 29 sec. East, 435.20 feet to a ½" iron pin set with cap, for the Northeast corner of this tract;

THENCE: South 14 deg. 07 min. 25 sec. West, 256.61 feet to a ½" iron pin set with cap on the common line between said tract called 20.66 acres and said 70.0 acre tract, for the Southeast corner of this tract;

THENCE: South 89 deg. 15 min. 26 sec. West, 847.14 feet to the POINT OF BEGINNING.