

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 27, 2026

BY [Signature]
ATASCOSA COUNTY, TEXAS
DEPUTY

DEED OF TRUST:

AUG - 4 2026

Date: December 23, 2021

Grantor: KAREN GARCIA

FILED 2:16 O'CLOCK P M
THERESA CARPASCIO COUNTY CLERK

Beneficiary: CR 6717 PROPERTY, LLC, predecessor in interest to Vetted Notes LLC,
being further predecessor in interest to TEXAS REGIONAL BANK FBO
SCOT CAMPBELL SEP

Trustee: DAVID L. RICKER

Substitute Trustee: ROBERT E. BLACK and ABSTRACTS TRUSTEE OF TEXAS,
LLC

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 220823, Real Property Records, Atascosa County, Texas.

PROPERTY:

Lot 10, Campbellton Acres Subdivision--Unit 1, a Subdivision in Atascosa County,
Texas, according to the map or plat thereof recorded in Document No. 202100026, and
filed Sheet 382-B, New Plat Cabinet, Atascosa County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: December 23, 2021

Original Principal Amount: \$68,400.00

Holder: TEXAS REGIONAL BANK FBO SCOT CAMPBELL SEP

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00
p.m.): 1st day of September, 2026.

PLACE OF SALE OF PROPERTY:

County Courthouse of Atascosa County, Jourdanon, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.

Abstracts Trustee of Texas, LLC

By: Susan Mills, Authorized Signer
2499 S. Capital of Texas Hwy., Ste. A-205
Austin, Texas 78746
(512) 477-1964