FILED 2:18 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

SEP 1 2026

ATASCOSA COUNTY, TEXAS
BY EC DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 31, 2026

Deed of Trust

Date:	May 17, 2024
Grantor:	Rosa Figueroa
Grantor's County:	Atascosa
Beneficiary (or Holder):	E.E.A.C., Inc.
Trustee:	Judith A. Gray
Substitute Trustee:	Patrick Moore or Aaron Alaniz or Uriel Lara or Judith A. Gray or Maricruz Cardenas 701 E. Expwy. 83, Suite 330 McAllen, Texas 78501-1147
Recording Information:	Document Number 243003 in the Official Records, Atascosa County, Texas
Property:	Lot 33, Maravillas West Subdivision Phase 2, Atascosa County, Texas, according to the map or plat thereof recorded as Document No. 202000019 in the Official Records of Atascosa County, Texas.

Note

Date:	May 17, 2024
Amount:	$67,000.00
Debtor:	Rosa Figueroa
Holder:	E.E.A.C., Inc.

Date of Sale of Property: October 6, 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 _____ O'CLOCK _____ M
THERESA CARRASCO COUNTRY CLERK

AUG 27 2026 EC

ATASCOSA COUNTY, TEXAS
BY _____ DEPUTY

Maricruz Cardenas, Substitute Trustee