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

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: October 21, 2026

OCT 29 2026

ATASCOSA COUNTY, TEXAS
BY _____ DEPUTY

Deed of Trust

| | |
|---|---|
| Date: | February 5, 2021 |
| Grantor: | Magdalena Figueroa De Martinez |
| Grantor's County: | Atascosa |
| Beneficiary (or Holder): | E.E.A.C., Inc. |
| Trustee: | Judith A. Gray |
| Substitute Trustee: | Patrick Moore or Aaron Alaniz or Gerardo Martinez or Maricruz Cardenas<br>701 E. Expwy. 83, Suite 330<br>McAllen, Texas 78501-1147 |
| Recording Information: | Document Number 211224 in the Official Records, Atascosa County, Texas |
| Property: | Lot 110, 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

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|---|---|
| Date: | February 5, 2021 |
| Amount: | $55,500.00 |
| Debtor: | Magdalena Figueroa De Martinez |
| Holder: | E.E.A.C., Inc. |

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|---|---|
| Date of Sale of Property: | December 1, 2026 |
| Earliest Time of Sale of Property: | 1:00 P.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.**

Maricruz Cardenas, Substitute Trustee