

23rd FILED
This day of July A.D. 2026
at 8:30 o'clock A.M.
DONNA M. WILLIAMS
County Clerk Uvalde County, Texas
By DeLoach
Deputy

26-412239

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: February 8, 2025	Original Mortgagor/Grantor: ISAAC FLORES AND SKY FLORES AKA SKY BORT
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NEW ERA LENDING, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: UNITED WHOLESALE MORTGAGE, LLC
Recorded in: Volume: Page: Instrument No: 2025024592	Property County: UVALDE
Mortgage Servicer: Cenlar Federal Savings Bank	Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, New Jersey 08618-1430

* 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.

Secures: Note in the original principal amount of \$355,800.00, executed by ISAAC FLORES and payable to the order of Lender.

Property Address/Mailing Address: 15515 E US HIGHWAY 90, KNIPPA, TX 78870

Legal Description of Property to be Sold: BEING 4.258 ACRES OF LAND LYING WITHIN SURVEY NO. 723, JAS L. EWING, ABSTRACT 173, UVALDE COUNTY, TEXAS, AND BEING SITUATED ABOUT 14.8 MILES N 60°21'E OF THE CITY OF UVALDE, THE COUNTY SEAT. THE SAID 4.258 ACRES BEING PARTLY OUT OF A 146.48 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM OSCAR MERGELE AND WIFE, PAULINE MERGELE, TO ERICH FALKENBERG AND WIFE, SOPHIE FALKENBERG, AS RECORDED IN VOLUME 116, PAGE 50 OF THE DEED RECORDS OF UVALDE COUNTY, TEXAS, AND PARTLY OUT OF A 355.7 ACRES TRACT(WITH EXCEPTIONS) DESCRIBED A CONVEYANCE FROM PAULINE MERGELE, SURVIVING OF OSCAR MERGELE, TO ERICH W. FALKENBERG AND WIFE, SOPHIE FALKENBERG, AS RECORDED IN VOLUME 178, PAGE 562 OF THE DEED RECORDS OF UVALDE COUNTY, TEXAS. SAID 4.258 ACRES BEING BOUNDED ON THE EAST BY LOT #2 OF KNIPPA SOUTH SUBDIVISION A PLAT OF WHICH IS RECORDED ON SLIDE 235 A OF THE PLAT RECORDS OF UVALDE COUNTY, TEXAS AND ON THE SOUTH AND WEST BY LOT #3 OF SAID KNIPPA SOUTH SUBDIVISION AND ON THE NORTH BY SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 90, SAID 4.258 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS (RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS):

BEGINNING AT A FOUND 5/8-INCH IRON PIN ON THE SAID SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 90 FOR THE NORTHWEST CORNER OF SAID LOT #2 AND THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH A 3/4-INCH IRON PIN AT THE LOWER NORTHWEST CORNER OF SAID 146.48 ACRES TRACT BEARS S 67°07'48" W 2507.75 FEET;

THENCE WITH THE WEST LINE OF SAID LOT #2 AND ALONG OR NEAR AN EXISTING FENCE S 19°40'57" E 597.95 FEET (S 19°39'49" E 597.65 FEET) TO A FOUND 5/8-INCH IRON PIN FOR THE LOWER



NORTHEAST CORNER OF SAID LOT #3 AND THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE WITH THE LOWER NORTH LINE OF SAID LOT #3 S 82°49'54" W AT 353.91 FEET PASS AN EXISTING FENCE AND CONTINUE A TOTAL OF 359.60 FEET (S 82°49'54" W 359.52 FEET (THIS LINE USED FOR REFERENCE BEARING) TO A FOUND 5/8-INCH IRON PIN FOR A CORNER OF SAID LOT #3 AND THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH A 3-INCH PIPE FENCE CORNER POST BEARS N 88°02'42" E 5.80 FEET;

THENCE WITH THE UPPER EAST LINE OF SAID LOT #3 AND OUTSIDE AN EXISTING FENCE N 15°22'37" W 517.69 FEET (N 15°20'12" W 516.62 FEET) TO A FOUND 5/8-INCH IRON PIN ON THE SAID SOUTH RIGHT OF WAY LINE FOR THE UPPER NORTHEAST CORNER OF SAID LOT #3 AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE WITH THE SAID SOUTH RIGHT OF WAY LINE N 69°37'13" E 312.22 FEET TO THE PLACE OF BEGINNING..

Date of Sale: September 01, 2026	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Uvalde County Courthouse, 3 Courthouse Square, Uvalde, TX 78801

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *UNITED WHOLESALE MORTGAGE, LLC*, the owner and holder of the Note, has requested Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

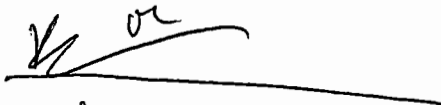
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *UNITED WHOLESALE MORTGAGE, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.


Madison Martin

/s/{ATTYNAME}

{ATTYNAME}

Attorney for Cenlar Federal Savings Bank

State Bar No.: {ATTYBAR}

{ATTYEMAIL}

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

1900 Enchanted Way, Suite 125

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