

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 October 07, 2022 and recorded under Clerk's File No. 2022016407, in the real property records of UVALDE County Texas, with Dallas Garza, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Loan Simple, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Dallas Garza, an unmarried woman securing payment of the indebtedness in the original principal amount of \$139,918.00 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 Dallas Garza. PENNYMAC LOAN SERVICES, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

Legal Description:

BEING 0.175 ACRES OF LAND, MORE OR LESS, BEING A PORTION OF LOTS 12, 13, AND 14, BLOCK I, HEARD ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 39-41, CABINET ONE, SLIDES 20A, 20B, AND 21A, PLAT RECORDS OF UVALDE COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN AN AFFIDAVIT OF HEIRSHIP RECORDED IN DOCUMENT NO. 2013000322, OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS, SAID 0.175 ACRES BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 06/02/2026

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: UVALDE County Courthouse, Texas at the following location: On the east side courthouse steps of the Uvalde 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.



FILED
This 30th day of Apr A.D. 2026
at 1:22 o'clock P.M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By [Signature]
Deputy

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 Calvin Speer, Wayne Daughtrey, Bob Frisch, Jodi Steen, Janice Stoner, Jo Woolsey, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

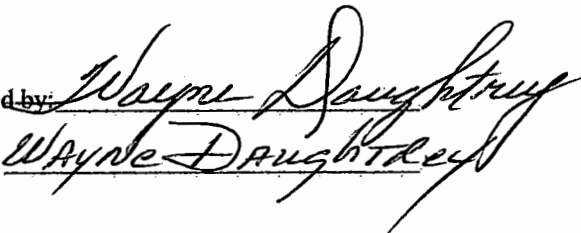
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 04/27/2026.

/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:

Printed Name:


Wayne Daughtrey

C&M No. 44-26-00134

METES AND BOUNDS

Being 0.175 acres of land, more or less, being a portion of Lots 12, 13, and 14, Block I, Heard Addition to the city of Uvalde, Uvalde county, Texas, according to the map or plat thereof recorded in Volume 1, Pages 39-41, Cabinet One, Slides 20A, 20B, and 21A, Plat Records of Uvalde County, Texas, being the same property described in an Affidavit of Heirship recorded in Document No. 2013000322, Official Public Records of Uvalde County, Texas, said 0.175 acres being more particularly described by metes and bounds as follows.

BEGINNING at a 1/2" iron pipe found for the southwest corner of this 0.175 acres, same being the southeast corner of the Flores Santos, III, et ux First Tract (Volume 540, Page 684) and on the North Right-of-Way line of East Doughty Street (called Doughty Avenue per plat), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.175 acres and said Santos Tract, North 20 degrees 00 minutes 00 seconds West, a distance of 124.76 feet (called 125 feet) to a point from which a fence post bears, South 83 degrees 20 minutes 11 seconds East, 0.99 feet, said point being the northwest corner of this 0.175 acres, same being the northeast corner of said Santos Tract, and on the South boundary of the Evices Moreno Tract (Volume 558, Page 129), from **WHENCE** a wood fence post bears South 83 degrees 20 minutes 11 seconds East, a distance of 0.99 feet;

THENCE along the line common to this 0.175 acres and said Moreno Tract, North 70 degrees 00 minutes 00 seconds East, a distance of 61.22 feet (called 60 feet) to a 1/2 inch iron pipe found for the northeast corner of this 0.175 acres, same being the southeast corner of said Moreno Tract, and on the West Right-of-Way line of Camp Street;

THENCE along the West Right-of-Way line of Camp Street, South 20 degrees 00 minutes 00 seconds East, a distance of 124.76 feet (called 125 feet) to 1/2" iron rod set, from which a 1/2 inch iron pipe found bears, South 86 degrees 38 minutes 34 seconds East, 2.93 feet, said iron rod being the southeast corner of this 0.175 acres, and at the intersection of the West Right-of-Way line of said Camp Street and the North Right-of-Way line of said East Doughty Street;

THENCE along the northwest Right-of-Way line of said East Doughty Street, South 70 degrees 00 minutes 00 seconds West, a distance of 61.22 feet (called 60 feet) to the **POINT OF BEGINNING**, and containing 0.175 acres of land, more or less.