

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF UVALDE

§

§

DEED OF TRUST:

Date: June 18, 2021
Grantor: JKA Rentals LLC, Jude Patrick Auzenne, Jr. and Kelly Marsh Auzenne
Original Beneficiary: SouthTrust Bank, N.A.
Trustee: Dwayne McWilliams
Recording Info: Clerk's File No. 2021010295 of the Real Property Records of Uvalde County, Texas

CURRENT BENEFICIARY: SouthTrust Bank, N.A.

SUBSTITUTE TRUSTEE: Bertha Cardenas and/or Berthaliz Cardenas and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 138 S. Dill Street, Suite B, P.O. Box 270, East Bernard, Texas 77435

PROPERTY DESCRIPTION: Being a Boundary Retracement and Improvement Survey of Lot 1 (1.26 acres, more or less), of Tierra Linda Subdivision, recorded in Slide 250-A of the Uvalde County Plat Records, and also being that same certain tract described in conveyance document to Arturo Perry, recorded in Document Number 2010000271 of the Uvalde County Official Public Records, Uvalde County, Texas.

DATE OF SALE: Tuesday, November 3, 2026
TIME OF SALE: No earlier than 1:00 PM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Uvalde County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Uvalde County Courthouse, or, if there is no such entrance, then at the west wall of the Uvalde County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein 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 service to the sender of this notice immediately.

DATED: October 13, 2026

Bertha Cardenas 10/13/2026
Bertha Cardenas and/or Berthaliz Cardenas and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
P.O. Box 270
East Bernard, Texas 77435

FILED
This 13 day of Oct A.D. 2026
at 1:55 o'clock P.M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By Melissa Taylor
Deputy