

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

THE STATE OF TEXAS §
 §
COUNTY OF MAVERICK §

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, **KIMBERLY D. CANTU** ("Borrower") became indebted to **NANCY HARRELSON N/K/A NANCY AKIN** ("Lender"), as evidenced by that certain promissory note (the "Note"), dated February 9, 2012, in the original principal amount of **TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00)**, executed and delivered by Borrower, to the order of **NANCY HARRELSON N/K/A NANCY AKIN**, as payee, bearing interest and being due and payable as therein provided; and

WHEREAS, the indebtedness evidenced by the Note (the "Indebtedness") is secured by, among other items, that certain Deed of Trust (the "Deed of Trust") dated of even date with the Note, executed by **KIMBERLY D. CANTU AND RAMSEY ENGLISH CANTU**, to **NANCY HARRELSON N/K/A NANCY AKIN**, Trustee, for the benefit of Lender, said Deed of Trust being filed for record and recorded under Clerk's Document No. 169519, Book 1331, Page 114, of the Official Public Records of Maverick County, Texas, covering the Real Property described as follows, to-wit:

Being all that certain tract or parcel of land together with improvements thereon, and being the West Forty-two (42) Fee of Lots One (1) and Two (2), Block Three (3), New Range One (1), in the City of Eagle Pass, Maverick County, Texas, and being the same land as that described in deed dated August 11, 1978, from E. Shelton Soret, et al to Stanley Cecil Hausman, et ux, recorded in Volume 164, Page 212, Deed Records of Maverick County, Texas; and being the same land described in deed from Stanley Cecil Hausman to Nancy Harrelson Hausman, dated May 16, 1988, recorded in Volume 256, Page 294, Deed Records of Maverick County, Texas, referenced is here made to said deeds and the records thereof for a further description of said land and for all purposes.

along with any and all appurtenances, improvements, fixtures and personal property of any kind located thereon or pertaining thereto, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, and any leases and rents

FILED
AT 3:26 O'CLOCK P.M

JUN 15 2026

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By [Signature] Deputy

relating thereto, which are described therein (all of which is hereinafter referred to as the "Premises")

WHEREAS, to the full extent the Deed of Trust or any other security agreement held by Lender covers both real and personal property, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor of Lender will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.501(d) of the Texas Uniform Commercial Code;

WHEREAS, NANCY HARRELSON N/K/A NANCY AKIN ("Beneficiary") is the current holder and owner of the Deed of Trust and the note secured thereby;

WHEREAS, there may be certain leases, rental agreements, easements and/or other matters (collectively, the "Other Matters") covering and/or affecting the Premises currently in existence;

WHEREAS, the liens securing the payment of the Indebtedness may be senior and superior to one or more of the Other Matters and junior and inferior to one or more of the Other Matters;

WHEREAS, with respect to the liens securing the payment of the Indebtedness, which are senior to the Other Matters and may not so subordinate liens to one or more of the Other Matters;

WHEREAS, in the event Lender/Beneficiary chooses to subordinate its liens securing the Indebtedness of any Other Matters, such decision will be announced at the foreclosure sale;

WHEREAS, default has been made in the payment of the Note and the Indebtedness, and the Note is now unpaid, delinquent and in default;

WHEREAS, Lender/Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted indebtedness or such notices to such other necessary parties have been waived;

WHEREAS, pursuant to the authority granted in the Deed of Trust, Lender/Beneficiary has appointed **BERTHA CARDENAS, BERTHALIZ CARDENAS, DAVID GARVIN AND SARA E. DYSART**, to act jointly or separately as Substitute Trustee, under the Deed of Trust pursuant to a duly authorized and executed appointment document;

WHEREAS, Lender/Beneficiary has requested the undersigned to enforce the liens of the Deed of Trust by sale of the Premises in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas and has instructed the undersigned to offer the Property for sale toward the satisfaction of the Note; and

WHEREAS, the undersigned, acting upon the request of said Lender/Beneficiary, by these presents is hereby posting, filing, and giving notice of foreclosure of the Deed of Trust and the lien thereto in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

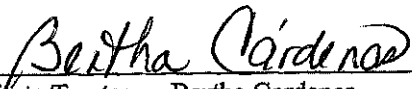
NOW, THEREFORE, I, the undersigned, **BERTHA CARDENAS, BERTHALIZ CARDENAS, DAVID GARVIN AND SARA E. DYSART**, acting jointly or separately as Substitute Trustee, do hereby give notice that after due publication of this notice as required by law and the Deed of Trust, I will sell the Premises at public venue, to the highest bidder or bidders, for cash, which sale will begin no earlier than 1:00p.m. and not later than 4:00p.m. on the first Tuesday in July next, the same being July 7, 2026 at the County Courthouse in Maverick County, Texas, in the area where foreclosure sales are to take place as designated by the Commissioner's Court of said county, said designation having been recorded in the Official Public records of said county.

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.

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE
FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**THE ADDRESS OF SARA E. DYSART, BERTHA CARDENAS, BERTHALIZ CARDENAS AND
DAVID GARVIN, SUBSTITUTE TRUSTEE, IS 206 PRIMERA DRIVE, SAN ANTONIO, TEXAS
78212. ALL INQUIRIES SHOULD BE SENT TO THIS ADDRESS.**

EXECUTED on this the 15 day of June 2026.


Substitute Trustee: Bertha Cardenas
Berthaliz Cardenas
David Garvin

AFTER FILING RETURN TO:
SARA E. DYSART
Attorney at Law
206 Primera Drive
San Antonio, Texas 78212

**CERTIFICATION FOR POSTING AND FILING
OF FORECLOSURE NOTICE**

I, Bertha Cardenas, Substitute Trustee, appointed to enforce a power of sale under that certain Deed of Trust dated February 9, 2012, executed by **KIMBERLY D. CANTU AND RAMSEY ENGLISH CANTU**, which Deed of Trust was filed for record and recorded in the Official Public Records of Maverick County, Texas, under Clerk's Document No. 169519, Book 1331, Page 114, hereby swears and affirms that on or before June 16, 2026, I have (i) posted a true and correct copy of the attached Notice of Sale by Substitute Trustee by attaching same to the bulletin board used for such posting located in the Maverick County Courthouse, Maverick County, Texas, and (ii) filed a true and correct copy of said notice in the office of the County Clerk of Maverick County, Texas.

Bertha Cardenas
Substitute Trustee: Bertha Cardenas
Berthaliz Cardenas
David Garvin