

Notice of Substitute Trustee's Sale

Date: June 4, 2026

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

AT 10²³ FILED
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JUN 05 2026

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

Date: February 9, 2023
Grantor: Maria Felix Montano Mares
Lender: SCAA, LLC
Recording Information: Deed of Trust recorded under Document No. 2321239,
Official Public Records, Maverick County, Texas.

Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:
Lot Four (4), Block Five (5), Terra Verde Estates Subdivision, Unit 2, in Maverick County,
Texas, according to the map or plat thereof recorded in Envelope 445, Side B, Map Records
of Maverick County, Texas.

Trustee: Cgc Ritchie

Substitute Trustee: Tiffany L. Williams, Marlowe Zamora, Catrina P. Longoria, and/or Patrick
J. Kelly

Date of Sale (first Tuesday of month): July 7, 2026

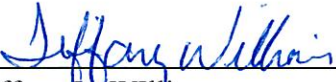
Time of Sale: The sale shall begin no earlier than 1:00 P.M. or no later than three hours
thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale: At the steps at the front of the Maverick County Courthouse, 500 Quarry
Street, Eagle Pass, Maverick County, Texas 78852.

Default has occurred in the Deed of Trust. Grantor has failed to cure the default after
notice, and the period to cure has expired. Lender, the owner and holder of the Deed of Trust, has
designated Substitute Trustee to post, file, and serve notice of the sale and conduct the sale as
prescribed by section 51.002 of the Texas Property Code.

Substitute Trustee will sell the Property at public auction to the highest bidder for cash at
the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Deed of Trust. The
purchase price is payable immediately on acceptance of the bid by the Substitute Trustee. The
earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than
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.



Tiffany L. Williams