

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: January 11, 2023

Grantor/Borrower: Emmy Susana Carrillo Martinez

Trustee/Substitute Trustee: Judith A. Gray

Lender: E.E.A.C., Inc., a Texas corporation

Recorded in: Deed of Trust recorded as Document Number 231097 in the Official Records of Atascosa County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$184,000.00, executed by Emmy Susana Carrillo Martinez ("Borrower") and payable to the order of Lender, secured by a 10.22-acre tract located in Atascosa County, Texas, as described in Exhibit A attached hereto. (the "Property").

FILED FOR RECORD

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TRECELA CARRASCO
ATASCOSA COUNTY CLERK

BY S. Ochoa DEPUTY

Foreclosure Sale:

Date: Tuesday, May 7, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: The Bexar County Courthouse, San Antonio, Texas, or any place designated by the Bexar County Commissioner's Court.

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 E.E.A.C.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, E.E.A.C., Inc., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of E.E.A.C., Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with E.E.A.C., Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If E.E.A.C., Inc. passes the