Notice of Foreclosure Sale

FILED FOR RECORD
2023 JUL 10 PM 2:51
THERESA CARRASCO
ATASCOSA COUNTY CLERK
BY _____ DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: July 6, 2020

Grantor/Borrower: Alexia Maria Viera

Trustee/Substitute Trustee: Judith A. Gray

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

Recorded in: Clerk's File Number 205976 of the Official Public Records of Real Property of Atascosa County, Texas.

Secures: Promissory Note in the amount of $52,200.00 transferred to Dawna Frisby on September 29, 2020, said Transfer of Note and Lien recorded as Clerk's File Number 207958 of the Official Public Records of Real Property of Atascosa County, Texas, and assumed by Giselle Caridad Viera and Juan Gabriel Viera on July 12, 2021, said Assumption Deed recorded as Clerk's File Number 216755 of the Official Public Records of Real Property of Atascosa County, Texas, all secured by Lot 15, Maravillas Subdivision, Atascosa County, Texas, accordins to the map or plat recorded as Document Number 201900010 in the Official Records of Atascosa County, Texas, the "Property."

Foreclosure Sale:

Date:Time: Tuesday, August 1, 2023. 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 Atascosa County Courthouse, Jourdanton, Texas, or any place designated by the Atascosa 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 Lender'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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remediesunder 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 Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS,"without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to section 51.0075(a)of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before biddingis opened for the first sale of the day held by Trustee.

THIS INSTRUMENT ALSO APPOINTS THE SUBSTITUTE TRUSTEES, MARICRUZCARDENAS AND ROGER N. GRAY, IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OFSALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 dutyas 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.

Judith A. Gray, Attorney for Lender
4040 Broadway, Suite 240
San Antonio, Texas 78209
Telephone (210) 865-5918 FAX (210) 930-1032