

Notice of Foreclosure Sale

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THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY S. Ochoa DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: September 1, 2023

Grantor/Borrower: Lap 3, LLC, a Texas limited liability company

Trustee/Substitute Trustee: Judith A. Gray

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

Recorded in: Deed of Trust recorded as document number 236733 in the Official Records of Atascosa County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$448,000.00 executed by Lap 3, LLC ("Borrower") and payable to the order of Lender, secured by ABS AO 1169 B Perez SV-78, 35.51 acres, ABS A01378 T. Perez SV-20, 0.81 acres, more fully described in Exhibit A attached hereto and made a part hereof for all purposes. (the "Property").

Foreclosure Sale:

Date: Tuesday, August 5, 2025

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 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 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 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 E.E.A.C., Inc. 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 bidding is opened for the first sale of the day held by Trustee.

THIS INSTRUMENT ALSO APPOINTS THE SUBSTITUTE TRUSTEES, MARICRUZ CARDENAS AND YESSICA GONZALES, IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. 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 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.

Judith A. Gray

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2109668

A tract of land containing 36.18 acres, lying in the T. Perez Survey No. 20, Abstract No. 1378 and the B. Perez Survey No. 78, Abstract No. 1169, Atascosa County, Texas, and being called a 36.32 acre tract of land, described in a instrument recorded in as Book 38, Page 529 of the Official Public Records of Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 1 inch steel pipe monument, found for the Northeast corner of said 36.32 acre tract of land, being the Southeast corner of a 31.89 acre tract of land, described in an instrument recorded in Clerk's File No. 147a9a of the Official Public Records of Atascosa County, Texas and lying on the West line of Webb Road, said point of beginning being the Northeast corner of this tract of land;

Thence South 00° 21' 19" East, 514.01 feet, along the East line of said 36.32. acre tract of land, being the West line of Webb Road, to a point marked by a 1/2 inch steel rod monument, found for the Southeast corner of said 36.32 acre tract of land, being the Northeast corner of Tract No. 5, as shown in Vol 3, Page 41, of the Map and Plat Records of Atascosa County, Texas, said point being the Southeast corner of this tract of land;

Thence South 89° 41' 26" West, 2853.55 feet, along the South line of said 36.32 acre tract of land, being the North line of said Tract No. 5, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying, set at the Southwest corner of said 36.32 acre tract of land, being the Northwest corner of said Tract No. 5 and lying on the Northeast line of Parcel #194152, shown in the name of Virginia Mitchell, in the Tax Records of Atascosa County, Texas, said point being the Southwest corner of this tract of land;

Thence North 38° 20' 30" West, 485.41 feet, along the West line of said 36.32 acre tract of land, being the Northeast line of said Mitchell tract of land, to a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying, set for a reentrant corner of this tract of land;

Thence North 40° 57' 10" West, 177.68 feet, continuing along the West line of said 36.32 acre tract or land, being the Northeast line of said Mitchell tract of land, to a found 3/4 inch steel rod monument, set at the Southwest corner of said 31.89 acre tract of land, for the Northwest corner of this tract of land;

Thence North 89° 44' 46" East, 3267.94 feet, along the North line of said 36.32 acre tract of land, being the South line of said 31.89 acre tract of land, to the point of beginning.

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