

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEES**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 17, 2025

NOTE: Note described as follows:

Date: September 24, 2002
Maker: Scott W. Disiere and Cheryl Disiere
Payee: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X, successor to original lender
Original Principal Amount: \$31,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: September 24, 2002
Grantor: Scott W. Disiere and Cheryl Disiere
Trustee: Ronald K. Achille
Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X, successor to original lender
Recorded: INSTRUMENT NO. 6589 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF SAN AUGUSTINE COUNTY, TEXAS.

FILED FOR RECORD
October 23 2025
AT 9:05 O'CLOCK A M
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
BY Chris Weatherford
DEPUTY

LENDER: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X

BORROWER: Scott W. Disiere and Cheryl Disiere

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN SAN AUGUSTINE COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: SHERYL LAMONT, DONNA CADDENHEAD, SHARON ST. PIERRE, KEVIN KEY, JAY JACOBS, CHRISTINE WHEELLESS, PHILLIP HAWKINS, KATHLEEN ADKINS, EVAN PRESS, MICHAEL KOLAK, DAVID GARVIN, HEATHER GOLDEN, JABRIA FOY, KARA RILEY, DEBBIE ATKINS, AUCTION.COM LLC

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

DECEMBER 2, 2025, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

IN SAN AUGUSTINE COUNTY, TEXAS, AT THE SAN AUGUSTINE COUNTY COURTHOUSE, 100 W. COLUMBIA, SAN AUGUSTINE, TX 75972 OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other

substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: September 24, 2002
Grantor: Scott W. Disiere and Cheryl Disiere
Trustee: Ronald K. Achille
Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X, successor to original lender
Recorded: INSTRUMENT NO. 6589 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF SAN AUGUSTINE COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN SAN AUGUSTINE COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: SHERYL LAMONT, DONNA CADDENHEAD, SHARON ST. PIERRE, KEVIN KEY, JAY JACOBS, CHRISTINE WHEELLESS, PHILLIP HAWKINS, KATHLEEN ADKINS, EVAN PRESS, MICHAEL KOLAK, DAVID GARVIN, HEATHER GOLDEN, JABRIA FOY, KARA RILEY, DEBBIE ATKINS, AUCTION.COM LLC

Appointment of Substitute Trustees:

By: [Signature]

Name: William Jennings, Attorney for THE AMERICAN NATIONAL BANK OF TEXAS

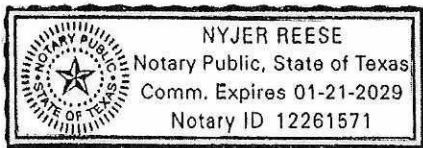
THE STATE OF TEXAS

COUNTY OF DALLAS

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BEFORE ME, the undersigned authority, on this day appeared WILLIAM JENNINGS, and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on OCTOBER 17, 2025



[Signature]
Notary Public, State of Texas

Notice of Sale executed by:

[Signature]

Name: David Garvin

Substitute Trustee

EXHIBIT A

A 1.14 ACRE TRACT OF LAND IN WHITES 4.00 ACRES, V-307, P-386, WM HUMPHRIES SURVEY, ABSTRACT NUMBER 403, SAN AUGUSTINE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHEAST CORNER OF THE SAID 4.00 ACRES, THENCE, S 0° 16' 12" E, 209.00 FEET, WITH THE WEST LINE OF THE SAID 4.00 ACRES, TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 1.14 ACRES;

THENCE, S 89° 54' 55" E, 209.00 FEET TO A POINT FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1.14 ACRES;

THENCE, N 0° 16' 12" W, 179.00 FEET, TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED 1.14 ACRE TRACT OF LAND;

THENCE, S 89° 54' 55" E, 193.87 FEET, TO A POINT IN THE WEST LINE OF A DIRT ROAD FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1.14 ACRE TRACT OF LAND;

THENCE, N 0° 16' 12" W, 30.00 FEET, WITH THE SAID WEST LINE OF THE DIRT ROAD FOR THE NORTHEAST CORNERS OF THE SAID 4.00 ACRES AND THE HEREIN DESCRIBED 1.14 ACRE TRACT OF LAND;

THENCE, N 89° 54' 55" W, 402.87 FEET WITH THE SAID NORTH LINE OF THE 4.00 ACRES TO THE POINT OF BEGINNING, CONTAINING 1.14 ACRES OF LAND MORE OR LESS.