

**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: June 4, 2026**

**NOTE:** Note described as follows:

Date: August 26, 2005  
Maker: Robert J. Koncaba  
Payee: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender  
Original Principal Amount: \$70,465.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: August 26, 2005  
Grantor: Robert J. Koncaba, a single person  
Trustee: Dudley Beadles  
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender  
Recorded: INSTRUMENT NO. 147436 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF LAVACA COUNTY, TEXAS

**FILED FOR RECORD**  
At 1:04 O'Clock PM

**LENDER:** NewRez LLC d/b/a Shellpoint Mortgage Servicing

**BORROWERS:** Robert J. Koncaba

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN LAVACA COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND

BARBARA K. STEFFEK, CLERK  
COUNTY COURT LAVACA CO., TEXAS  
By Barbara K. Steffek Deputy

**JUN 08 2026**

**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:** Megan Randle, Ebbie Murphy, Robert Randle, Aarti Patel, Evan Press, Auction.com LLC, Debby Jurasek, Colton Jurasek, and David Garvin

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:**

**AUGUST 4, 2026, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.**

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**In LAVACA County, Texas, at THE LAVACA COUNTY COURTHOUSE, 109 N. LA GRANGE STREET, HALLETTSVILLE, TEXAS 77964 or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners**

**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: August 26, 2005  
Grantor: Robert J. Koncaba, a single person  
Trustee: Dudley Beadles  
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender  
Recorded: INSTRUMENT NO. 147436 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF LAVACA COUNTY, TEXAS.

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN LAVACA 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:** Megan Randle, Ebbie Murphy, Robert Randle, Aarti Patel, Evan Press, Auction.com LLC, Debby Jurasek, Colton Jurasek, and David Garvin

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of JUNE 4, 2026**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

By: Lillian Riley

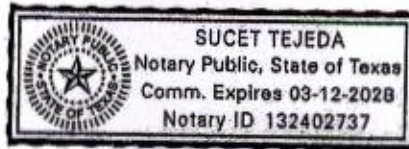
Name: Lillian Riley, Attorney NewRez LLC  
d/b/a Shellpoint Mortgage Servicing

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on June 4<sup>th</sup>, 2026.

SUCET TEJEDA  
Notary Public, State of Texas



Notice of Sale executed by:  
David Garvin

Name: David Garvin

Substitute Trustee

**EXHIBIT A**

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE LAVACA COUNTY, STATE OF TEXAS:

DESCRIPTION OF 0.908 ACRES OF LAND SITUATED IN THE DAVID BURKETT SURVEY (ABSTRACT NO. 4) IN LAVACA COUNTY, TEXAS AND BEING A PORTION OF THAT 2.985 ACRE TRACT DESCRIBED IN A GUARDIAN'S DEED FROM EDWIN ZAPALAC, ET AL TO EMIL KONCABA, ET UX, DATED DECEMBER 17, 1987, RECORDED IN VOLUME 399, PAGE 861 OF THE LAVACA COUNTY DEED RECORDS. SAID 0.908 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID KONCABA 2.985 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE DANIEL RAABE 0.995 ACRE TRACT (VOL. 400, PG 8 OF THE LAVACA COUNTY DEED RECORDS) AND IN THE NORTHWESTERLY LINE OF A PUBLIC ROAD (LCR 285), SAME ALSO BEING THE SOUTHEAST CORNER OF SAID 0.908 ACRES;

THENCE, S 54°17'50" W ALONG THE SOUTHERLY LINE OF SAID KONCABA 2.985 ACRE TRACT AND ALONG SAID NORTHWESTERLY LINE OF PUBLIC ROAD, A DISTANCE OF 103.69 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 0.908 ACRES;

THENCE, N 05°03'57" W AND SEVERING SAID KONCABA 2.985 ACRE TRACT, A DISTANCE OF 408.83 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF SAID KONCABA 2.985 ACRE TRACT, SAME BEING IN THE SOUTH LINE OF THE CAROLYN A. WHITMIRE, ET AL 64.5 ACRE TRACT (VOL. 73, PG. 333 OF THE LAVACA COUNTY OFFICIAL RECORDS) AND THE NORTHWEST CORNER OF SAID 0.908 ACRES;

THENCE, S 89°26'18" E ALONG THE LINE COMMON TO SAID KONCABA 2.985 ACRE TRACT AND SAID WHITMIRE 64.5 ACRE TRACT, A DISTANCE OF 123.36 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID KONCABA 2.985 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID RAABE 0.995 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.908 ACRES;

THENCE, S 00°30'20" W (BEARING BASIS) ALONG THE LINE COMMON TO SAID KONCABA 2.985 ACRE TRACT AND SAID RAABE 0.995 ACRE TRACT, A DISTANCE OF 345.53 FEET TO THE POINT OF BEGINNING CONTAINING 0.908 ACRES OF LAND.

THE DESCRIPTION OF SAID 0.908 ACRE TRACT OF LAND AND ATTACHED PLAT REPRESENT AN ON THE GROUND SURVEY MADE BY ME AND UNDER MY DIRECT SUPERVISION.

APN: 44954