NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 9, 2025

Substitute Trustee: Clay E. Morgan

Lender: Clay Morgan Investments, LLC, a Texas limited liability company

Note: Real Estate Lien Note dated 09/02/2021, in the original principal amount of $245,000.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 09/02/2021, executed by Eric Mathew Flores to William J. Natho, Trustee for the benefit of lender, covering the Property and recorded in Document Number 246785, Volume 909, Page 886, Official Public Records of Lavaca County, Texas.

Property: Lot 7, Block 2, Sandel Addition, Yoakum, Lavaca County, Texas

Date of Sale (first Tuesday of month): August 5, 2025

Time of Sale: 9:00 a.m. to 12:00 p.m., local time

Place of Sale: At the Annex Front Door, 412 N. Texana Street of the Courthouse of Lavaca County, in the City of Hallettsville, Texas, or at such other location as designated by the county commissioners for such purposes, pursuant to §51.002 of the Texas Property Code as amended.

Lender has duly appointed Clay E. Morgan as Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

Clay E. Morgan