

FILED

At 10:28 o'clock A M

JUN 05 2026

JAMIE LEAL, COUNTY CLERK
KARNES COUNTY, TEXAS

Mary E. Rios Deputy

Notice of Trustee's Sale

(Deed of Trust)

Date: Effective as of May 1, 2026

Trustee: Raymond H. Reese

Trustee's Address: P.O. Box 841, Cuero, TX 77954

Substitute Trustees: Taylor Yarborough and Matthew J. Countryman

Substitute Trustee's Address: 1045 Cheever Blvd., Ste. 103, San Antonio, Texas 78217

Original Lender/Mortgagee: Jarrett K. Lott

Promissory Note: Promissory Note dated effective August 15, 2024, in the principal amount of \$67,500.00, executed by Colton Michael Salinas, in favor of Jarrett K. Lott, as Lender.

Deed of Trust

Date: effective August 15, 2024

Grantor: Colton Michael Salinas

Grantor's Address: 4711 CR 129, Kenedy, Texas 78119

Lender/Mortgagee: Jarrett K. Lott

Recording information: Instrument No. 202400002820, Official Records, Karnes County Texas

Current Holder of Deed of Trust and Promissory Note: Janet Marie Lott, Independent Executor, Estate of Jarrett Lott aka Jarrett Kingsley Lott, Deceased, Cause No. 2025 PC 0322; Comal County Court at Law.

Property: Being Two Tracts of land more particularly described by metes and bounds in that certain Deed of Trust in Exhibits A and B, recorded in Instrument No. 202400002820, Official Records, Karnes County Texas, with said Exhibits A and B incorporated herein by reference.

County: Karnes

Date of Sale (first Tuesday of month): July 7, 2026

Time of Sale: This 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 sale will begin is 1:00 p.m.

Place of Sale: The front door of the Karnes County Annex located at 210 W. Calvert, Karnes City, TX 78118, or if the preceding area is no longer the designated area, at that are most recently designated by the County Commissioner's Court or as Designated at the County Commissioner's Court.

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.

Current Holder has appointed the Substitute Trustee under the Deed of Trust. The Current Holder has instructed Trustee and/or Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

In accordance with federal and Texas laws regarding fair debt collections, unless you, within thirty days after receipt of this notice, dispute the validity of the debt set forth above, or any portion thereof, the indebtedness will be assumed to be valid. If you notify the undersigned in writing within the thirty-day period that the indebtedness, or any portion thereof, is disputed, I will obtain a verification of the indebtedness and will mail that verification to you. On my receipt of your written request within the thirty-day period, I will forward to you the name and address of the original creditor, if different from the current creditor.

We are attempting to collect this indebtedness, and any information obtained will be used for that purpose. This letter is being sent to your attention in accordance with federal law.

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

If the Current Holder 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 Contract and the TEXAS PROPERTY CODE.

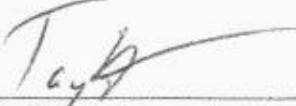
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Promissory Note or the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any to the extent that they remain in force and effect and have not been subordinated to the Promissory Note or 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 Promissory Note or the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such

Notice of Trustee's Sale
Deed of Trust
Colton Michael Salinas

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 Promissory Note or 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, Substitute Trustee reserves the right to set further 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 Substitute Trustee.



Taylor Yarborough

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the above NOTICE OF TRUSTEE'S SALE was served on the following in accordance with the Texas Property Code, Note, Deed of Trust, and Texas Rules of Civil Procedure in the manner stated below on May 21, 2026.

Via Certified Mail, RRR:9589071052703382730272

And Via 1st Class US Mail

Colton Michael Salinas
4711 CR 129
Kenedy, Texas 78119

Via Certified Mail, RRR:9589071052703382730289

And Via 1st Class US Mail

Current Occupant
4711 CR 129
Kenedy, Texas 78119



Taylor Yarborough