

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: September 5, 2025

Substitute Trustee: Jake Srp

Substitute Trustee's Address: 103 E. Main Street, Edna, Jackson County, Texas 77957

Mortgagee: Equity Trust Company Custodian FBO Miriam Garza IRA

Note:

Deed of Trust

Date: August 15, 2022

Grantor: Jeffrey Eron Dike and Pamela Ann Dike

Mortgagee: Equity Trust Company Custodian FBO Miriam Garza IRA

Recording information: Volume 673, Page 770 in the Deed Records of Jackson County, Texas

Property: Boca Chica Sec V, Lot 85 Parcel #R12583, Commonly Known as 225 Starfish Dr., Palacios, TX 77465

Lot 85, BOCA CHICA, Sec 5, a Subdivision in Jackson County, Texas, according to the plat thereof in Slide 163-B, Plat Records of Jackson County, Texas, save and except all oil, gas and other minerals, on and under the above-described real property (the "Property") Located in Palacios, TX 77465

County: Jackson

Date of Sale of Property: October 7, 2025

Time of Sale: 10:00 A.M or within 3 hours thereafter.

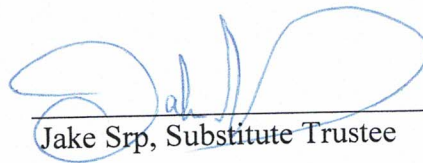
Place of Sale of Property: At the area designated by the Commissioner's Court of Jackson County, Texas, being at said Court House having an address of 115 W. Main St., Edna, Texas 77957,

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.

Jake Srp is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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 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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. 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.



Jake Srp, Substitute Trustee

02:09
FILED 9/15/25
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS
BY 