

Filed For Record
11 Day of Jan 20 21
at 1:55 o'clock P M
DIANE GONZALES
County Clerk, Atascosa County
By *[Signature]*
Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE REGARDING MILITARY SERVICE:

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.

Whereas pursuant to that one certain Deed of Trust dated October 26, 2016, executed by Patrick Brian Quinn and Charles A. Warren ("Mortgagors"), Mortgagors conveyed to Brian Maverick as Trustee all of their right, title, and interest in and to that one certain parcel of real property situated in Atascosa County, Texas, and described as 11.36 acres of land out of the Jose Antonio Gutierrez Survey No. 1059, Abstract No. 281, Atascosa County, Texas, and being known as Tract 4 in a survey and partition of the same land described in a conveyance to Luis G. Flores in a deed of record in Volume 292, Page 459 of the Deed Records of Atascosa County, Texas, said 11.36 acres being more particularly described in Exhibit "A" attached hereto, together with all improvements thereon and including all other property set forth in the Deed of Trust, to secure the payment of that one certain Real Estate Lien Note or Promissory Note dated October 26, 2016, in the original principal amount of \$60,000.00, executed by Mortgagors and payable to the order of Scott Coplen ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust; and

Whereas the Deed of Trust was filed in the Official Real Property Public Records of Atascosa County, Texas under Clerk's File No. 174748; and

Whereas the Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Note and Deed of Trust; and

Whereas the Deed of Trust grants to the Beneficiary the right to appoint a Substitute or Successor Trustee to act in the place of the Trustee previously named in the Deed of Trust without any other formality except the designation in writing of a Substitute or Successor Trustee; and

Whereas the Beneficiary has duly appointed in writing by an Appointment of Substitute Trustee dated April 15, 2019, Patrick J. Toscano as Substitute Trustee under the Deed of Trust; and

Whereas the Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after giving at least 21 consecutive days' notice and recording the Notice in the Atascosa County Clerk's Office giving the time, place, and terms of the sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws

of the State of Texas;

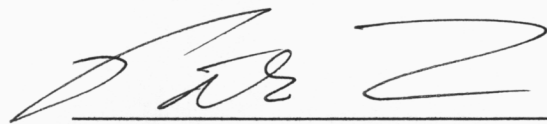
Therefore, I, Patrick J. Toscano, Substitute Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last-known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in February, 2021, at the County Courthouse of Atascosa County, Texas, which has been designated as the general area where foreclosure sales are conducted pursuant to that certain order of the Commissioner's Court of Atascosa County, Texas, to the highest bidder or bidders for cash.

Pursuant to § 51.002 of the Texas Property Code, NOTICE IS HEREBY GIVEN that on Tuesday, February 2, 2021, the foreclosure sale will begin no earlier than 10:00 a.m. and no later than three hours after that time. The place of sale shall be the WEST PORCH OF THE COURTHOUSE ENTRANCE: NEW LOCATION PASSED 7/14/2003 EFFECTIVE 8/15/2003 BEING THE WEST PORCH OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE IN THE CITY OF JOURDANTON, ATASCOSA COUNTY, TEXAS.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Notice is further given that prior to the sale, Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

Witness my hand on January 11, 2021.



Patrick J. Toscano, Substitute Trustee
TOSCANO LAW FIRM, P.C.
846 Culebra Road, Suite 500
San Antonio, Texas 78201
Ph. (210) 951-0696 Fax (210) 201-7381
toscanolawfirm@gmail.com